



POPES LANE LONDON W5
£9,000 PER MONTH AVAILABLE 16/05/2024




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Popes Lane London W5

£9,000 Per Month
Unfurnished

 **5 Bedrooms**
 **2 Bathrooms**
 **2 Receptions**

Features

- 5 bedrooms, - Open plan living and kitchen, - Views of Gunnersbury Park, - Driveway parking, - South facing rear garden, - 3 toilets, - Utility, - Formal reception room

Council Tax

Council tax band not specified

Hamptons

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{ STUNNING HOME BACKING ON TO GUNNERSBURY PARK

The Property

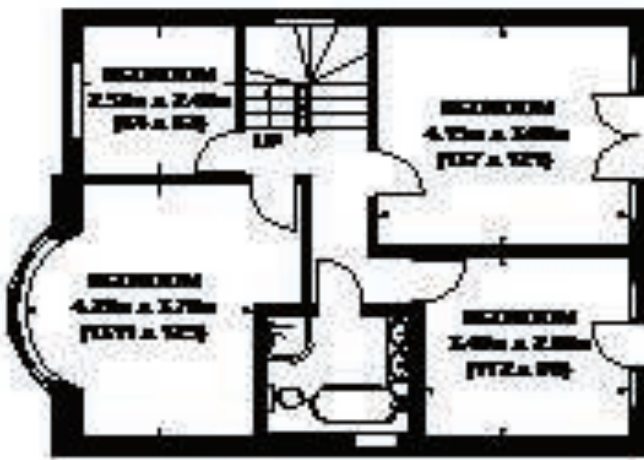
Immaculate, modern family home finished to a high standard this five bedroom house includes a south facing garden and stunning views over Gunnersbury Park. The garden even has a rear gate for access to the park. The property comprises of an entrance hallway, utility room, reception room, open plan lounge/diner with modern fitted kitchen with island and patio doors leading to garden. Upstairs the first floor included four bedrooms and a family bathroom. The top floor houses a further bedroom, shower room and eaves storage. There is driveway parking for 2 cars - offered unfurnished and available now.

Location

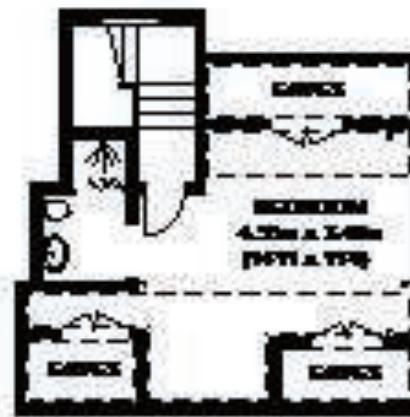
Ealing Broadway, Ealing Common and South Ealing's amenities within easy reach and the beautiful Gunnersbury Park directly behind the property. The M4 is nearby for motorists and the nearest station is Acton Town (Piccadilly Line).



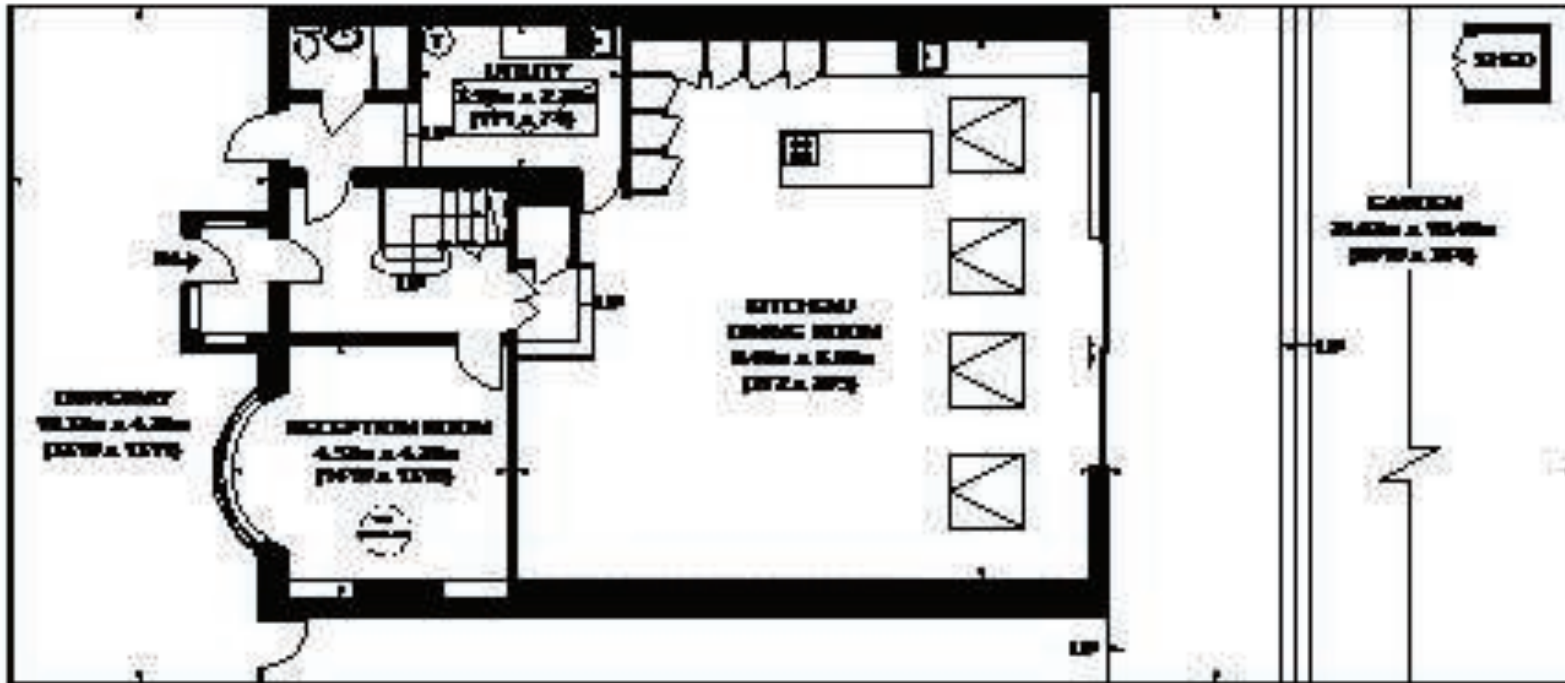
POPES LANE



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA (INCLUDING INTERNAL DOOR / CARPET / SHED)
 GROUND FLOOR = 949 SQ. FT. (87.4 SQ. M.)
 FIRST FLOOR = 685 SQ. FT. (63.6 SQ. M.)
 SECOND FLOOR = 788 SQ. FT. (72.8 SQ. M.)
INTERNAL DOOR / CARPET
 271 SQ. FT. (25.2 SQ. M.)
TOTAL = 2612 SQ. FT. (242.4 SQ. M.)



This plan is for information only. It does not constitute a contract. It is subject to change without notice. It is not intended to be used as a legal document. It is not intended to be used as a legal document. It is not intended to be used as a legal document.

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
100-100	A		
80-100	B		
60-80	C		
40-60	D		
20-40	E	68	81
10-20	F		
1-10	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

