



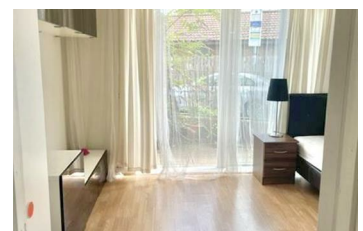
## Du Cane Road, W12

**£3,300 Per Month**

Located just steps from Imperial College's new West Campus, Westfield Shopping Centre, and two major tube stations (White City & Wood Lane), this comfortable ground-floor flat offers an unbeatable combination of convenience and charm. Situated near BBC Village, Shepherd's Bush Green, and Portobello Market (15-minute walk), the area is rich with theaters, music venues, gyms, cafes, pubs, and shops of every kind. Heathrow Airport is a 30-minute drive away.

The flat features:

- Three generously sized bedrooms
- A separate, fully equipped kitchen with dining area (shared common space)
- A spacious bathroom and a hallway
- A utility closet for extra storage
- Private patio access from one of the larger bedrooms



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
81	81	81	81
Not energy efficient: Higher heating costs 2008/1/EC		Not environmentally friendly: Higher CO <sub>2</sub> emissions 2006/1/EC	
England & Wales		England & Wales	