



## Emanuel Avenue, Acton W3

**£2,345**



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D

**Council  
Tax Band D**

For viewing requests, please email us.

### Key features:

- 2 bedrooms, 1 bathroom
- Close to The Elizabeth Line
- Parking: Yes, off-road allocated parking space
- Furnishings: Unfurnished
- Pets: TBC
- No HMO in this flat so no sharers more than 3 (2 is acceptable)
- A holding deposit equivalent to one week's rent will be required to reserve this property, subject to the final agreed rental amount
- USP: Well-sized flat with a bright south-facing garden and excellent convenience just moments from transport and amenities.

### Description:

- 2 mins walk to Acton Main Line Station
- 1 min walk to Asda Express grocery store
- 1 min walk to local cafés and restaurants
- EPC: D
- Council: Ealing, Tax band D (Please search the fees from here [gov.uk/council-tax-bands](http://gov.uk/council-tax-bands))
- 863.15 sqft / 80.19 sqm
- Property type: Top floor flat

This well-proportioned 2-bedroom top floor flat offers approximately 863.15 sqft of comfortable living space in a highly convenient Acton location. The property features a bright reception room that benefits from good natural light, creating a welcoming and practical area for relaxing or entertaining. The layout is thoughtfully arranged, making excellent use of the internal space while maintaining a comfortable and homely feel.

