



## York Road, W3

**£2,100 Per Month**

A modern and well-presented two-bedroom ground floor apartment with bright and practical living space throughout. The property has been recently refurbished and is in very good condition.

The flat offers two good-sized double bedrooms, a separate living room, and a modern kitchen. A key feature is the large private garden, providing plenty of outdoor space.

The property is well located close to the shops and restaurants on Horn Lane. Acton Main Line station is around a two-minute walk away, offering convenient access via the Elizabeth Line.

Suitable for professionals, a couple, or a small family looking for a well-connected home.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>
<b>B</b>	<b>B</b>	<b>B</b>	<b>B</b>
<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>
<b>D</b>	<b>D</b>	<b>D</b>	<b>D</b>
<b>E</b>	<b>E</b>	<b>E</b>	<b>E</b>
<b>F</b>	<b>F</b>	<b>F</b>	<b>F</b>
<b>G</b>	<b>G</b>	<b>G</b>	<b>G</b>

Not energy efficient - Higher heating costs  
 Not environmentally friendly - Higher CO<sub>2</sub> emissions  
 England & Wales  
 2008/1/EC  
 2009/1/EC