



- Spacious Double Bedroom
- Shared Kitchen
- Residential Road
- Inclusive of Bills
- Available July 2026
- Close To Ealing Common Station
- Two Shared Bathrooms
- Gas Central Heating
- Part Furnished
- EPC Rating E

A spacious double room to rent, including utility bills and council tax, located on Twyford Avenue, approximately half a mile from Ealing Common and West Acton underground stations (Central & Piccadilly Line).

Further benefits include: a shared kitchen, bathroom, shower room, double glazing and gas central heating.

Available July 2026, part furnished

Rent: £850 PCM

Deposit: £980.76 (5 weeks' rent)

Holding deposit: 1 week's rent £196.15 (which will be used towards the remaining move-in money due)

Local authority: Ealing Council

Utilities and council tax included

Internet Speed: Download - (up to) 80 Mbps, Upload - (up to) 20 Mbps

Mobile Coverage:

EE - Good outdoor and in-home

O2 - Good outdoor, variable in-home

Three - Good outdoor and in-home

Vodafone - Good outdoor

*Please note all dimensions and descriptions are to be used as a guide only by any prospective tenant and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org/>



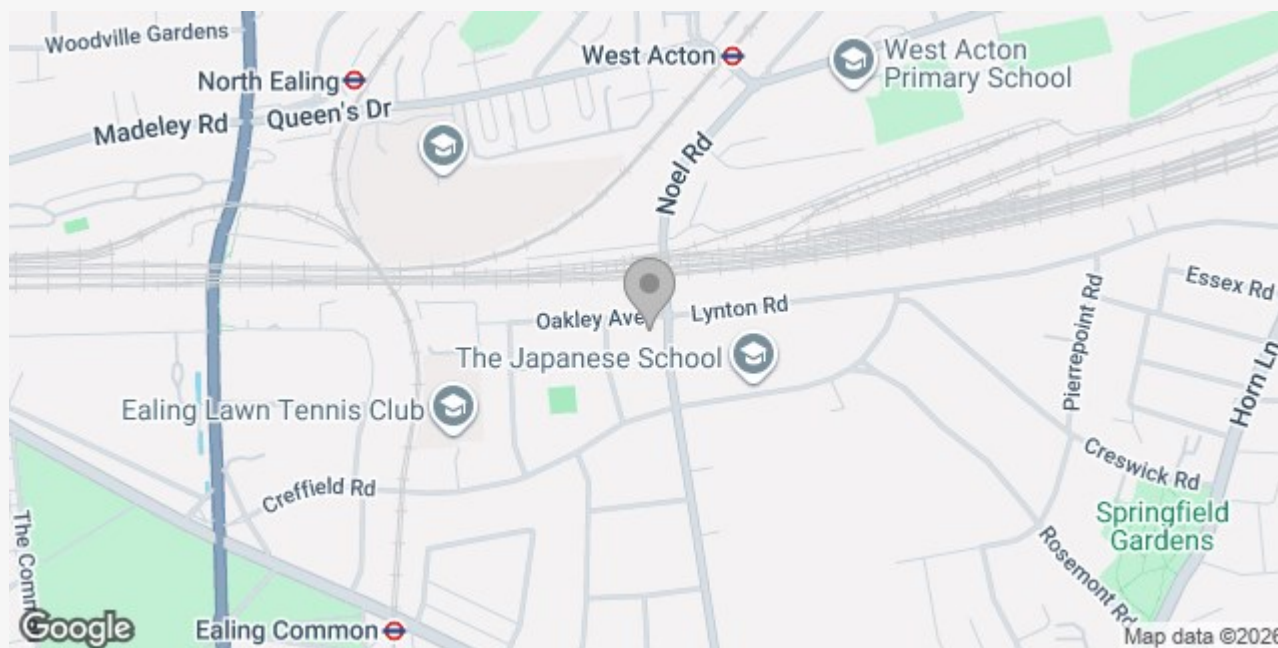
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		
EU Directive 2002/91/EC		

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

117 Twyford Avenue, London W39QG

£850 PCM



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