



**Gunnersbury Avenue (North Circular Road), W3**  
**£1,300 Per Month**



For viewing requests, please email us.

**Key features:**

- Studio bedroom, 1 bathroom
- Parking: Available on the driveway. One space likely available on a first come first served basis.
- Furnishings: Furnished / Unfurnished
- A holding deposit equivalent to one week's rent will be required to reserve this property, subject to the final agreed rental amount
- USP: Features a fully fitted kitchen and backs directly onto Gunnersbury Park, offering a rare setting for a conversion studio.

**Description:**

- 15 mins walk to Gunnersbury Overground Station
- 10 mins walk to M&S Simply Food grocery store
- 13 mins walk to cafés and restaurants
- EPC: C
- Council: Hounslow, Tax band B (Please search the fees from here [gov.uk/council-tax-bands](http://gov.uk/council-tax-bands))
- 225 sqft / 21 sqm
- Property type: Mid-floor flat

This first-floor studio flat presents a practical and comfortable home with a garden-facing outlook that provides a sense of calm and privacy. The interior offers a good-sized living and sleeping area, alongside a bathroom and functional kitchen space, making it well-suited to single professionals, an easy-to-maintain property. With the option of being furnished or unfurnished, the flat provides flexibility to suit individual preferences and lifestyles.

The location ensures both convenience and connectivity, with Gunnersbury Overground Station just 15 minutes away, offering quick transport links across London. Daily shopping is made easy with M&S Simply Food only 10 minutes from the property, while a variety of cafés and restaurants can be reached within

