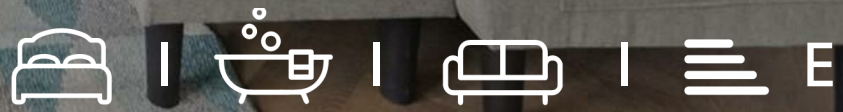


HUNTERS®

**HUNTERS®**  
HERE TO GET *you* THERE



# Acton lane, London, NW10

## Per Month £1,300 Per Month

# HUNTERS®

HERE TO GET *you* THERE

This newly refurbished studio flat on Acton Lane offers an excellent opportunity for first-time renters looking for an affordable, self-contained home in a well-connected part of London. At approximately 428 sq ft, the property provides generous studio space compared to many similar homes.

The bright open-plan living and sleeping area creates a comfortable and flexible layout, with enough space to clearly define both relaxation and sleeping areas. The modern bathroom and refreshed interior mean you can move straight in without the need for any updates or additional work.

Transport links are particularly convenient, with Harlesden station(walking distance) and Willesden Junction station nearby, providing easy access to the London Overground and Bakerloo Line for straightforward travel across the city.

Everyday essentials are close at hand with local shops and amenities within walking distance, while Stonebridge Recreation Ground and Roundwood Park offer welcoming green spaces to enjoy at weekends.

This studio is an ideal first step onto the London rental ladder, combining independence, convenience, and modern living in one well-presented property.

EPC Rating: E

Water Rates Included

Available Now!

Please contact the Lettings department at Hunters to arrange an appointment to view.  
Here to get you there! By your local property agency with a network of 270 offices.

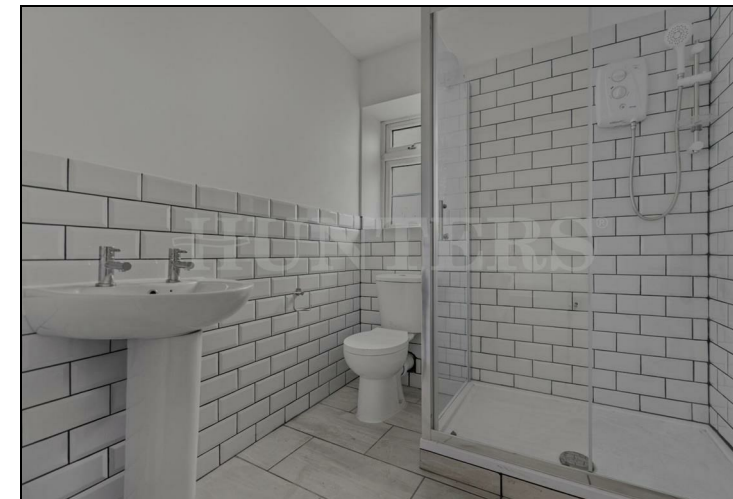
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## KEY FEATURES

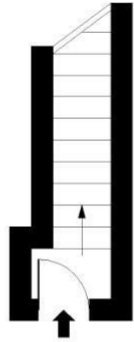
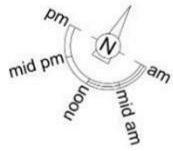
- Self contained studio flat
  - Newly refurbished
    - Furnished
- Central Middlesex Hospital
- Local shops and amenities
- Stronebridge Recreation Ground, Roundway Park
- Harlesden, Wilsden Junction (Overground and Bakerloo Line) Stations
- Water Rates Included
  - EPC Rating: E
  - Available Now!





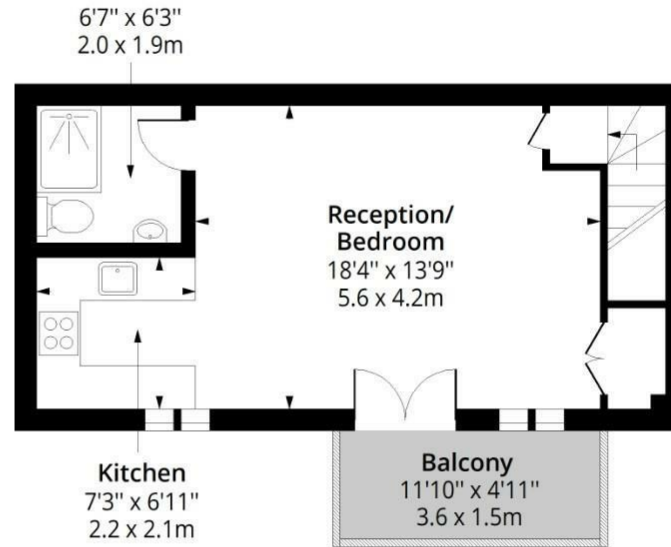
# Acton Lane NW10

Approximate Gross Internal Area = 428 Sq Ft - 39.76 Sq M



## Ground Floor Entrance

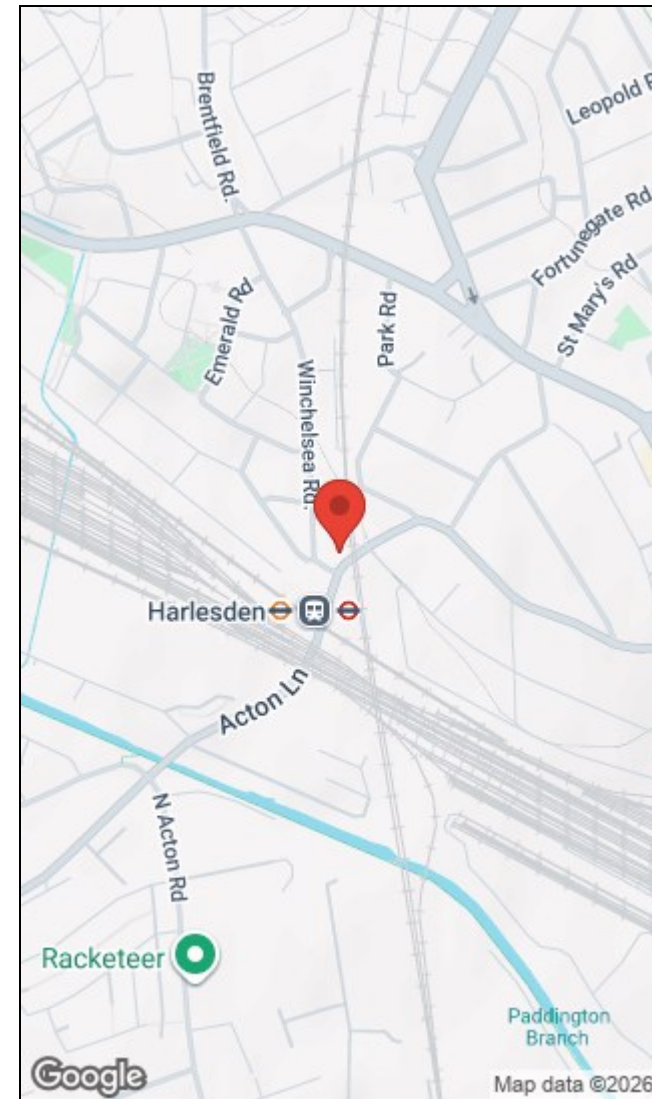
Floor Area 35 Sq Ft - 3.25 Sq M



## First Floor

Floor Area 393 Sq Ft - 36.51 Sq M

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>	46	(39-54) <b>E</b>	
(21-38) <b>F</b>	46	(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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