

Rolfe East



Emanuel Avenue, W3

£2,000 pcm

- Approx. 1 mins walk to Elizabeth Line
- Available Mid September
- Unfurnished
- Great Location

66 High Street, Acton, W3 6LE
020 8993 7755

actonlettings@rolfe-east.com
<https://www.rolfe-east.com/>

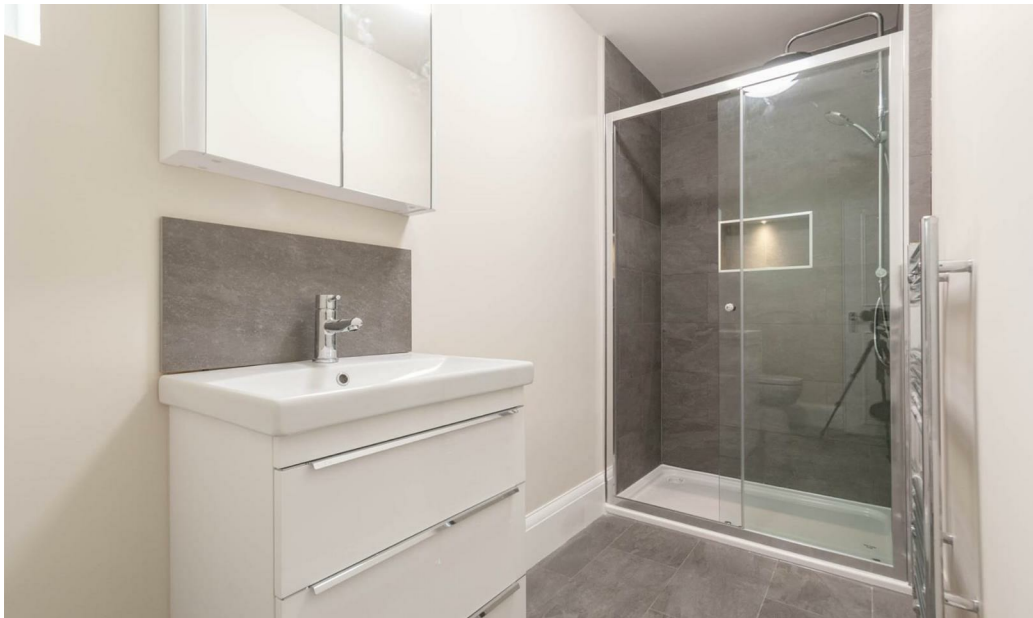
A very bright and beautifully presented one bedroom first floor apartment, set within an attractive Victorian corner property on the sought after Emanuel Avenue in Acton. Ideally located just a short walk from Acton Main Line (Elizabeth Line), making it an ideal home for professionals. Flooded with natural light thanks to its triple aspect windows, the open plan reception room features attractive wood flooring and a well fitted modern kitchen with a breakfast bar. The modern shower room is finished to a high standard and includes a large walk in shower. The double bedroom benefits from built in wardrobes, providing excellent storage, while the property also enjoys gas central heating throughout. Further benefits include an allocated off-street parking space and access to a secluded south facing landscaped communal garden, complete with mature planting.

Emanuel Avenue is perfectly positioned within easy reach of excellent local amenities, including cafés, restaurants, supermarkets and independent shops along Acton High Street, Churchfield Road and Horn Lane. Residents can also enjoy nearby green open spaces, while Acton Central station is within walking distance, providing convenient links to Kew Gardens and Richmond. Combining outstanding transport connections with a peaceful residential setting, this superb apartment offers the perfect balance of convenience and lifestyle. Early viewing is highly recommended. Please contact Rolfe East on 020 8993 7755 to arrange an appointment.

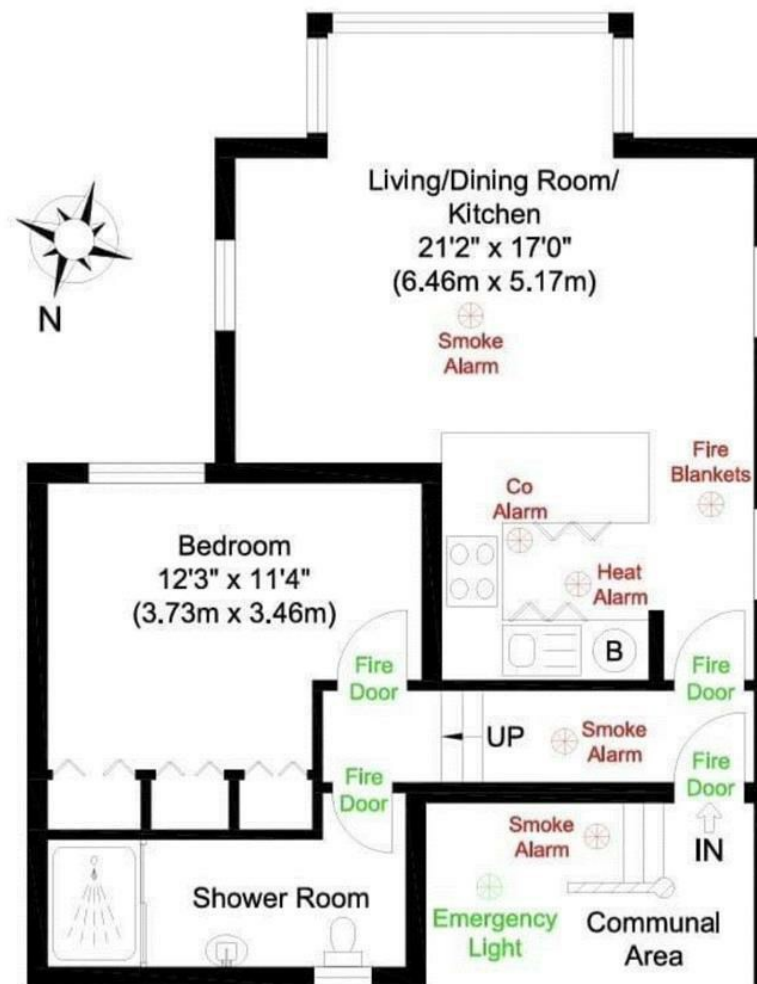


Council Tax Band: C



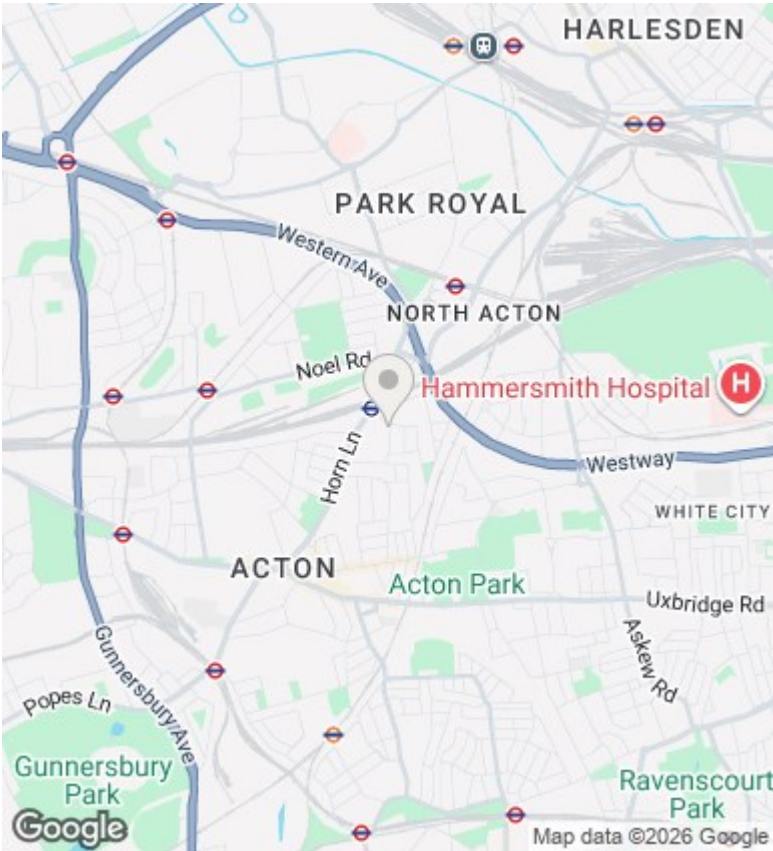






Total Gross Internal Area
515.91 sq. ft.
(47.93 sq. m)

Directions



Viewings

Viewings by arrangement only.
Call 020 8993 7755 to make an appointment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(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	