

TO RENT



The Ridgeway, Acton, London, W3
£625 Per Calendar Month

Anthony Webb
ESTATE AGENTS

The Ridgeway, Acton, London, W3 8LW

A comfortable double sized room available of the ground floor of a contemporary, refurbished house, situated in a very quiet residential road within 2 minutes' walk to Acton Town tube station (Zone 3) which is on the Piccadilly and District lines. Also on various bus routes. The room has the advantage of having direct access to the rear garden. BROADBAND INCLUDED. Regular cleaner for common parts included.

There is a late night Sainsbury's Local, a pharmacy, a variety of local shops, coffee shops, eateries, a tennis club and fitness classes within one minute walk from the house and Gunnersbury Park is within 5 minutes' walk. Benefits include a modern kitchen with all modern appliances including dishwasher, washing machine, a breakfast bar eating area, a private shared garden with a decked patio off the kitchen, double glazed windows, gas central heating, two bathrooms and three wc's. Garage available for storage of bicycles.

Non-smokers only.

other information:

- Six months minimum contract
- One month's rent and five weeks deposit required.
- Deposit will be protected with the DPS.
- References and proof of income required
- Should two people or a couple want the room then the rent will be £700 per month

- Double room
- Shared eating area
- Two bathrooms
- Three WC's
- Shared Garden
- Parking for Bicycles
- Single person
- Quiet Road
- Zone 3 Tube Station
- Available from 1st July



The Ridgeway
Acton
London
W3 8LW

Gross Internal Area: sq ft



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 CO ₂ 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 CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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