

TO LET

- Double room
- Shared living room
- Shared kitchen & bathroom
- Shared garden
- Offered furnished
- Available to single person only
- Available now



**The Ridgeway, Acton, London, W3
£900 Per Calendar Month**

Anthony Webb
ESTATE AGENTS



The Ridgeway, Acton, London W3 8LW

A large double sized room SUITABLE FOR A SINGLE PROFESSIONAL PERSON situated in a modern house, The property is in a very quiet location within 2 minutes' walk to Acton Town tube station (Zone 3) which is on both the Piccadilly and District lines. Also on various bus routes.

There is a late night Sainsbury's Local, pharmacy, shops, coffee shops, eateries, 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.

Gas, electricity, water, council tax, wireless broadband and a regular cleaner for the communal areas are included.

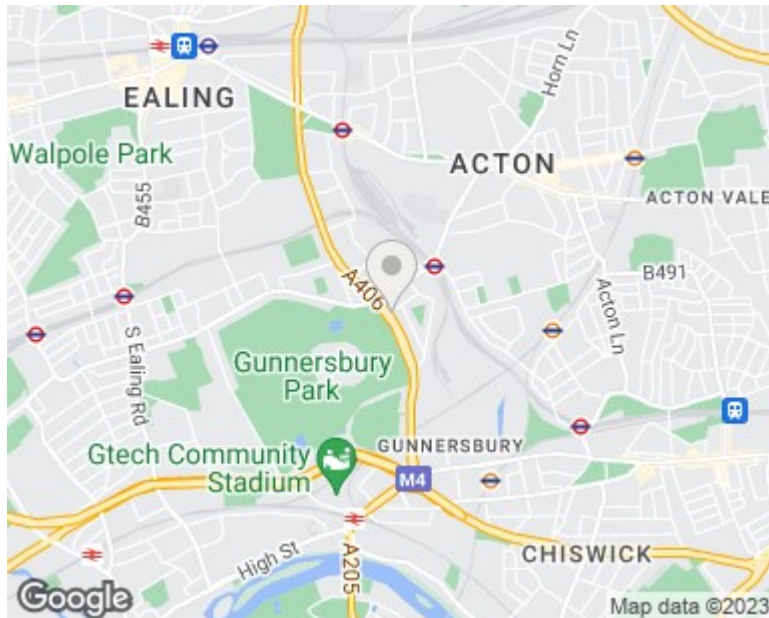
Garage available for storage of bicycles.

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

The room can be furnished with either a single bed or a double bed.



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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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