



**HELLIWELL & Co.**

**Beechwood Grove, Acton, W3  
£1,300 Per Calendar Month**





Residential Location - One Double Bedroom - Ground Floor Flat - Direct Access to an Outside Patio & Communal Gardens - Off Street Parking - Furnished/Unfurnished - Available November 2021.

Set within a well maintained purpose built block, this spacious one double bedroom ground floor flat is offered to the market furnished / unfurnished and is available in November 2021. The property has a large reception room, a semi open plan kitchen with integrated appliances, a double bedroom and a fully tiled bathroom equipped with both a bathtub and shower. Further benefits include off street parking, patio and communal gardens, attractive wooden flooring and gas central heating.

Situated in the heart of West Acton, Beechwood Grove is ideally located for access to Acton Main Line (National Rail) Acton Central (Overground) and East Acton Station (Central). There are also many local cafes, restaurants and beautiful parks in the surrounding area.

- Ground Floor Flat
- Bright and Spacious
- Large Double Bedroom
- Spacious Reception Room
- Kitchen with Integrated Appliances
- Patio and Communal Gardens
- Off Street Parking
- Gas Central Heating
- Residential Location



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020 8799 3810

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	