



HELLIWELL & Co.

**Princes Avenue, Acton, W3
£2,600 Per Calendar Month**





Terraced House - Ideal Family Home - Four Bedrooms - Spacious Double Aspect Reception - Two Bathrooms and Ground Floor Guest WC - Ample Storage - Private Garden - Garage - Permit Parking - Unfurnished - Available Now.

Situated in a fantastic residential location, this charming terraced family home is offered to the market unfurnished and is available now. The property has a double aspect reception room with two feature fireplaces, a modern kitchen with integrated appliances, a skylight and glass ceiling, space for dining and direct access to the private rear garden. The property has four bedrooms and two bathrooms, whilst further benefitting from attractive wooden flooring on the ground floor, newly fitted carpets, ample storage space, gas central heating, a private garage and additional permit parking.

Princes Avenue is ideally located for access to Acton Town (District & Piccadilly), Gunnersbury and Kew Bridge (Overground) stations, as well as an array of charming local shops, cafes and restaurants. The beautiful open spaces of Gunnersbury park are also easily accessible, in addition to a number of good local and international schools.



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- Private Garden
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- Unfurnished



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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) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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