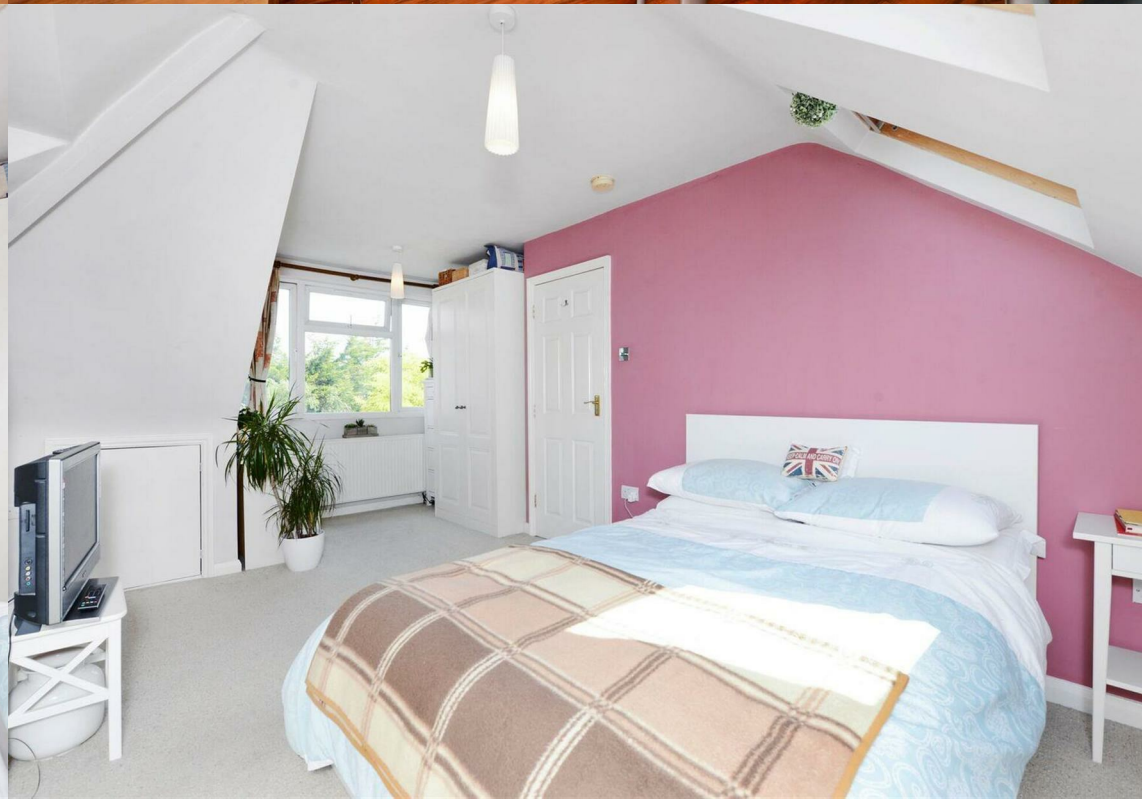




HELLIWELL & Co.

Lillian Avenue, Acton, W3
£2,000 Per Calendar Month





Split Level Conversion – Refurbished – Three Bedrooms – Modern Open Plan Kitchen – Space for Dining – Integrated Appliances – Bathroom and Additional Shower Room – Great Location - Available Mid-May 2022.

Bright and spacious throughout, this well maintained three bedroom, split level conversion flat has been recently refurbished and is offered to the market furnished. The property offers a large open plan reception room with a modern kitchen featuring integrated appliances and space for dining, a master bedroom with its own en suite shower room, two further bedrooms and a stylish, fully tiled family bathroom. Benefitting from ample storage space, the property also features gas central heating and double glazing.

Lillian Avenue is around the corner from Acton Town tube station, giving the property easy access to Central London. Being so central to Acton itself also makes it convenient for the range of shops, bars and restaurants that Acton has to offer, as well as the other excellent transport links that are located throughout the borough.



- Split Level Conversion Flat
- Well Maintained
- Refurbished
- Large Open Plan Living
- Integrated Appliances
- Three Bedrooms
- Two Modern Bath / Shower Rooms
- Great Location
- Acton Town Tube Station



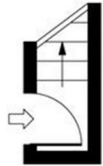
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020 8799 3810

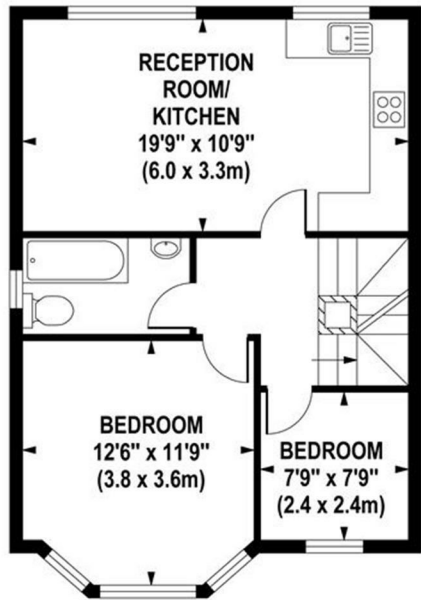
lettings@helliwellandco.com

LILLIAN AVENUE

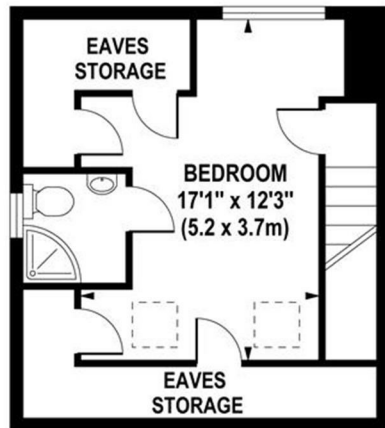
Approximate Gross Internal Area 810 sq ft / 75.3 sq m
(Excluding Eaves Storage)



**GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 18 SQ FT**



**FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 542 SQ FT**



**SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 250 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			
		64	69
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			
		58	64
England & Wales		EU Directive 2002/91/EC	

Although every attempt has been made to ensure accuracy, all measurements are approximate. The floor plan's for illustrative purposes only and not to scale. Measured in accordance to RICS standards