



**HELLIWELL & CO**  
ESTATE AGENTS

**Princes Avenue, Acton, W3**  
**£3,750 Per Calendar Month**





 4 Bedrooms |  1 Receptions |  2 Bathrooms |  EPC Current C

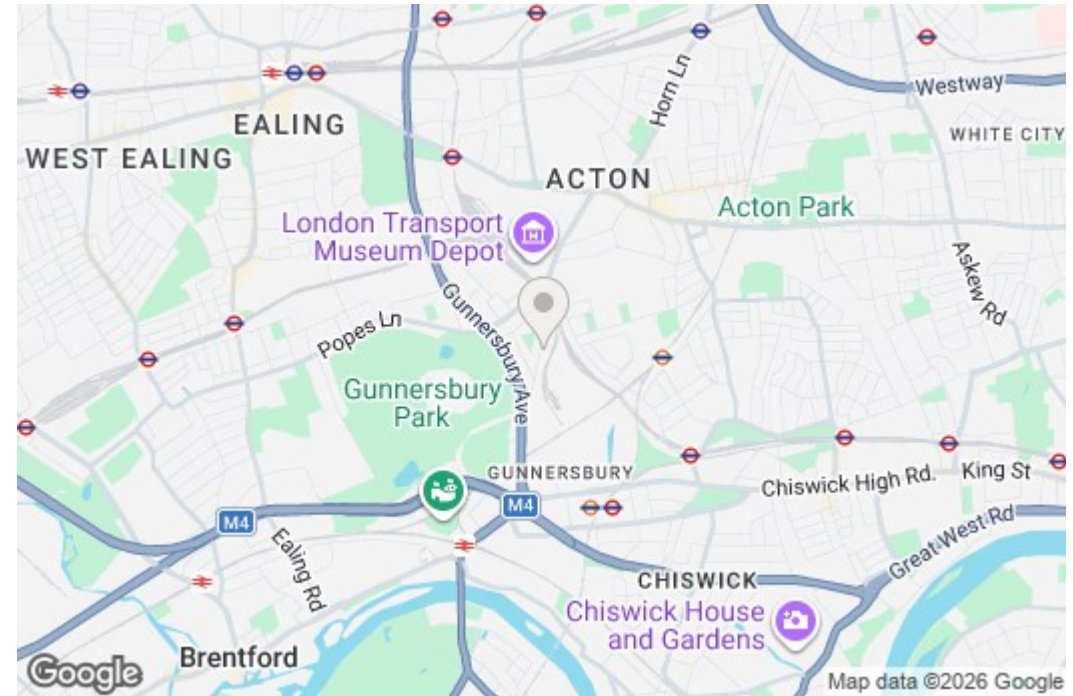
Helliwell & Co. are proud to present this charming terraced family home which is offered to the market unfurnished and is available from early August. The property has a double aspect reception room with two feature fireplaces, a modern kitchen with integrated appliances, a skylight and glass ceiling, 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, 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.

- Terraced Family House
- Four Bedrooms, Two Bathrooms
- Ample Storage
- Holding Deposit (1 weeks rent): £865.00
- Council Tax Band: E
- Fantastic Residential Location
- Spacious Double Aspect Reception
- Private Garden & Garage
- Security Deposit (5 weeks rent): £4,326.92
- Long Let (12-24 months+)

## PRINCES AVENUE

Approximate Gross Internal Area  
1454 sq ft / 135.08 sq m (Excluding Eaves Store)  
Garage Area 135 sq ft / 12.50 sq m  
Total Area 1589 sq ft / 147.58 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.