



HELLIWELL & Co.

**Noel Road, Acton, W3
£2,400 Per Calendar Month**





Ground Floor Flat - Recently Refurbished - Two Double Bedrooms - Large Open Plan Living Space - Integrated Appliances - Gas Central Heating - Private Garden - Furnished - Allocated Parking Space - Available Mid-August 2023.

This bright and spacious ground floor flat offers plenty of natural light throughout and is offered to the market furnished. The property boasts a large open plan reception room with a modern kitchen featuring integrated appliances and access to the rear garden. There are two double bedrooms, one with its own en suite shower room and an additional family bathroom equipped with a bathtub and shower. Further benefits include gas central heating, ample storage space and an allocated parking space.

Noel Road is situated in a popular residential area, ideally located for access to both West Acton (Central line) and Acton Mainline stations. There are numerous local shops, cafes and restaurants in the area, as well as the charming open spaces of North Acton playing fields.



- Ground Floor Flat
- Recently Refurbished
- Large Open Plan Living Area
- Two Double Bedrooms
- Integrated Appliances
- Rear Garden
- Holding Deposit: £553.00
- Security Deposit: £2769.23
- Long Let: 12-24 months+
- Council Tax Band: C



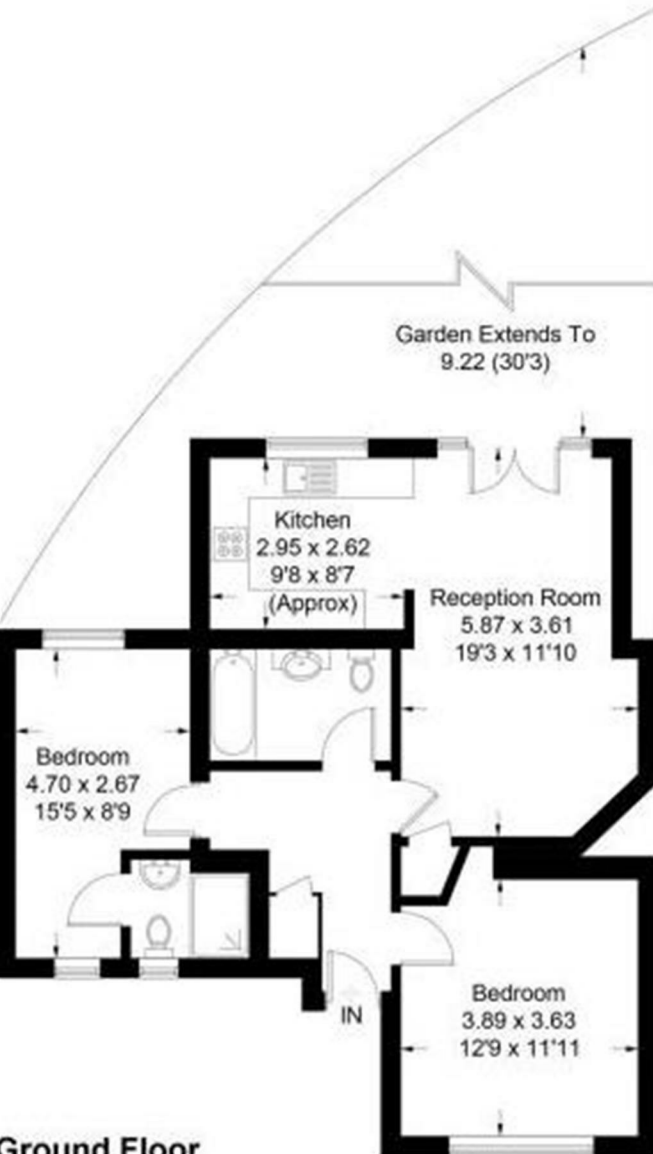
HELLIWELL & Co.

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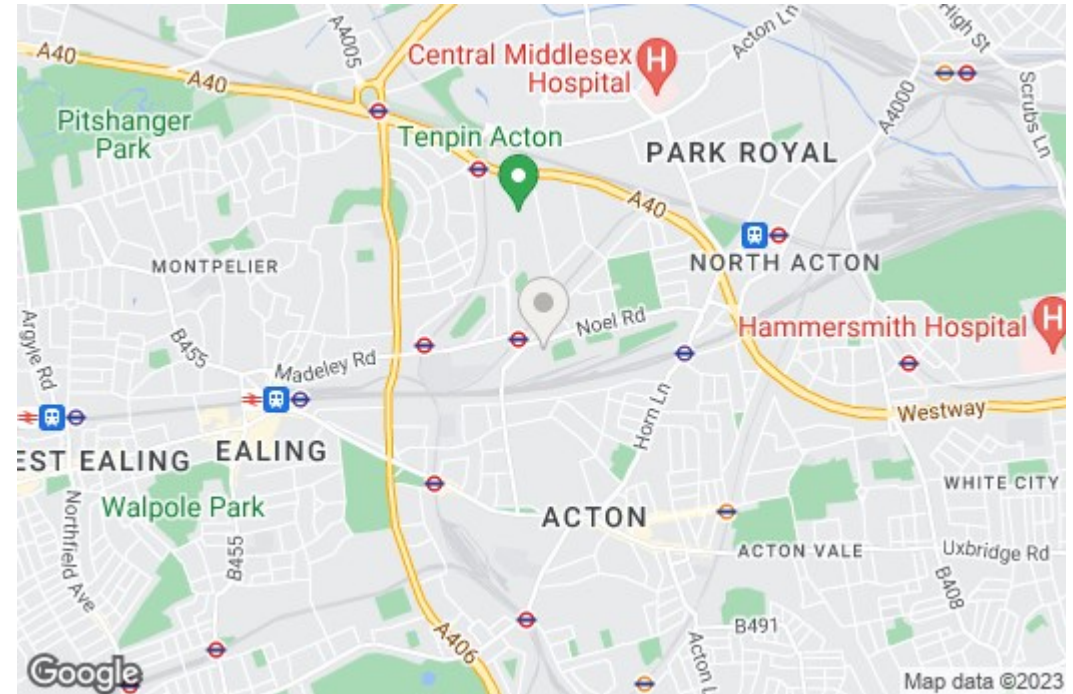
lettings@helliwellandco.com

Noel Road, W3

Approximate Gross Internal Area = 70.9 sq m / 763 sq ft



Ground Floor



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		
	66	77
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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		
	63	78
England & Wales	EU Directive 2002/91/EC	