



HELLIWELL & Co.

The Hoover Building, Western Avenue, Perivale, UB6

£1,400 Per Calendar Month





Bright and Spacious - Large Studio Flat - Integrated Appliances - Attractive Wooden Flooring - Modern Bathroom - Built-in Wardrobes - Communal Roof Terrace - Ample Storage Space - Lift - Multiple Transport Links - Available Early September 2023.

This bright and spacious studio flat is offered to the market unfurnished and is available in early September 2023. The property has a large living area with a modern kitchen featuring integrated appliances, a stylish bathroom and a separate sleeping area which is semi enclosed, offering privacy and space from the main open plan living area of the apartment. Further benefits include an air conditioning system, a communal roof terrace with Art Deco feature planting beds, a secure paxton net 2 video entry system, a lift, ample storage space and attractive hardwood oak flooring throughout.

Western Avenue is ideally located for access to both Greenford (Central line) and Perivale (Central line) stations, as well as the open spaces of Ealing Golf Club.



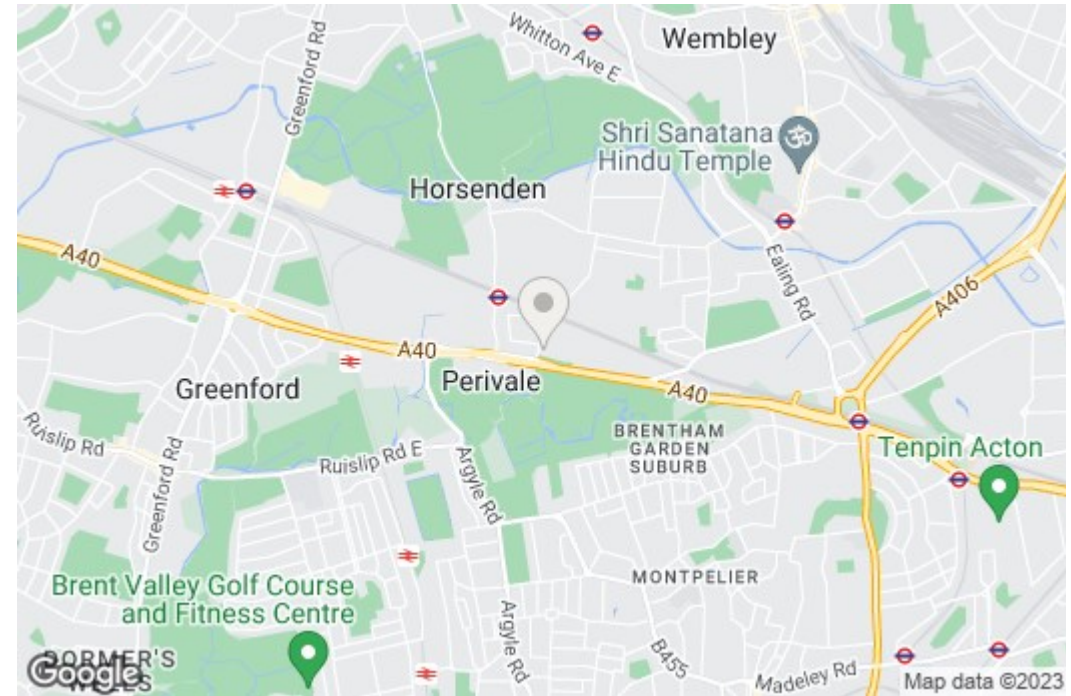
- Bright and Spacious
- Large Studio Apartment
- Semi Enclosed Sleeping Area
- Modern Integrated Kitchen
- Stylish Fully Tiled Bathroom
- Ample Storage Space
- Holding Deposit: £323.00
- Security Deposit: £1615.38
- Long Term: 12-24 months+
- Council Tax Band: C



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	