



HELLIWELL & CO  
ESTATE AGENTS

Lynton Avenue, , W13  
£3,000 Per Calendar Month









🛏️ 4 Bedrooms | 🛋️ 2 Receptions | 🚿 1 Bathrooms | 📊 EPC Current

Semi Detached Family House - Fully Refurbished Through - Driveway - Two Receptions - Four Bedrooms - Brand New Flooring & Fixtures - Period Features - Private Rear Garden - Excellent Ealing Location.

Recently refurbished throughout, this impressive, semi detached family home, has been finished to an excellent standard and is available for immediate occupation. The ground floor offers a front reception room with a charming bay window and feature fireplace, a second reception which leads through to the open plan kitchen area, fully fitted with brand new integrated appliances and a separate wash room, as well as the recently manicured private rear garden. The property also has four bedrooms and a family bathroom and downstairs wc, as well as ample storage space throughout. Further benefits include period features and high ceilings, a private driveway and gas central heating. Offered to the market unfurnished.

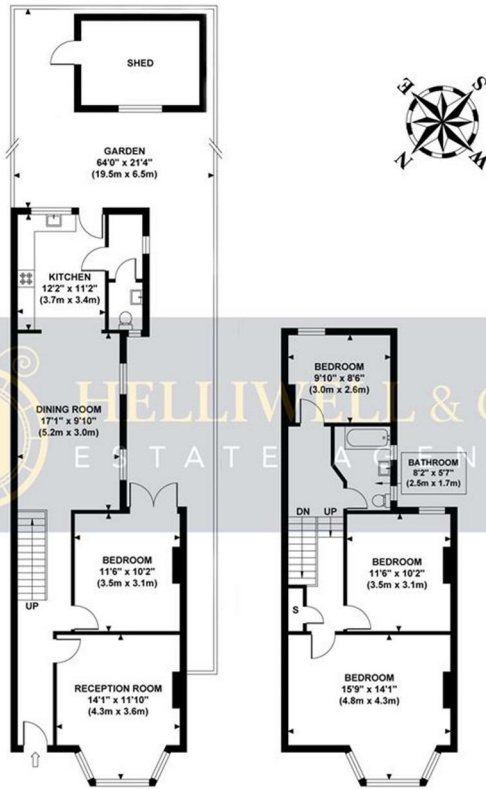
Located on the border of West Ealing, Lynton Avenue is ideally located for access to both Central London and Ealing Broadway through the Elizabeth line at West Ealing station. It is within a mile of several good local schools, and has plenty of beautiful open green spaces, such as Cuckoo Park, Drayton Green, and Cleveland Park.



- Semi Detached Family House
- Recently Refurbished Throughout
- Finished to an Excellent Standard
- Two Spacious Receptions
- Four Bedrooms
- Family Bathroom Plus Additional WC
- Security Deposit (5 weeks rent): £3461.53
- Holding Deposit (1 weeks rent): £692.00
- Council Tax Band: F
- Long Let (12-24 months+)

**LYNTON AVENUE**

Approximate Gross Internal Area 1282 sq ft / 119.10 sq m



**GROUND FLOOR**  
GROSS INTERNAL  
FLOOR AREA 697 SQ FT

**FIRST FLOOR**  
GROSS INTERNAL  
FLOOR AREA 585 SQ FT

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.

