



Princes Gardens | West Acton | W3 0LX

£3, 200 per month

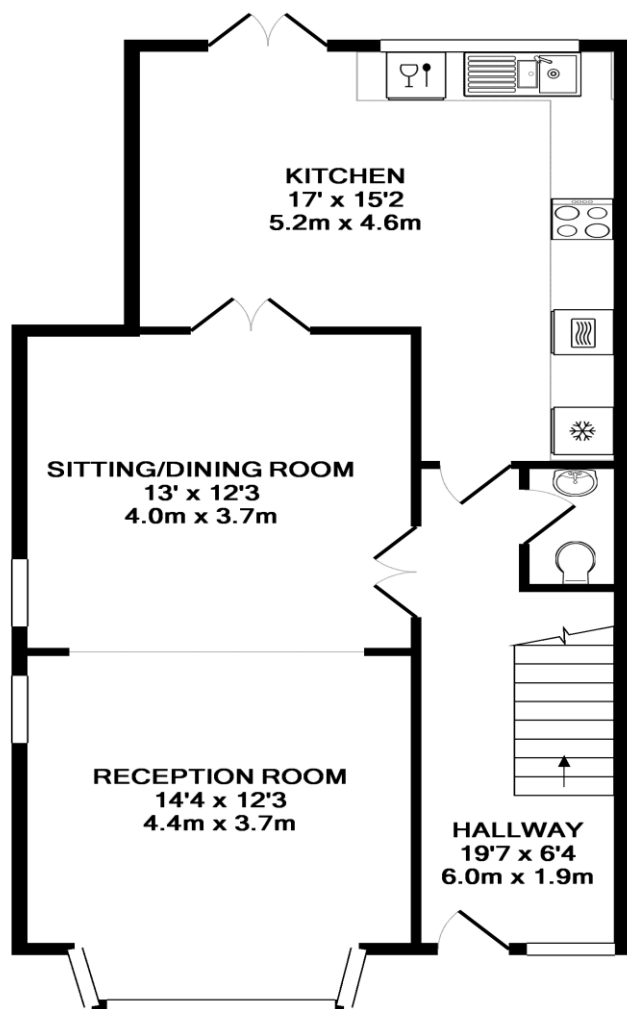
We are pleased to introduce a high standard spacious three bedroom end of terrace house with a study area situated in the sought after Hanger Hill Garden Estate. The property is furnished and comprises the following; three double bedrooms with study area, a through large sitting room with dining area and open plan modern fitted kitchen, downstairs cloakroom, ensuite shower room on first floor and second floor, family bathroom, well kept front and rear gardens, garage, driveway and on street permit parking.

Walking distance to West Acton tube station (Central line) and North Ealing (Piccadilly line). Good bus service from Hanger Lane and access to the A40 and North Circular Road.

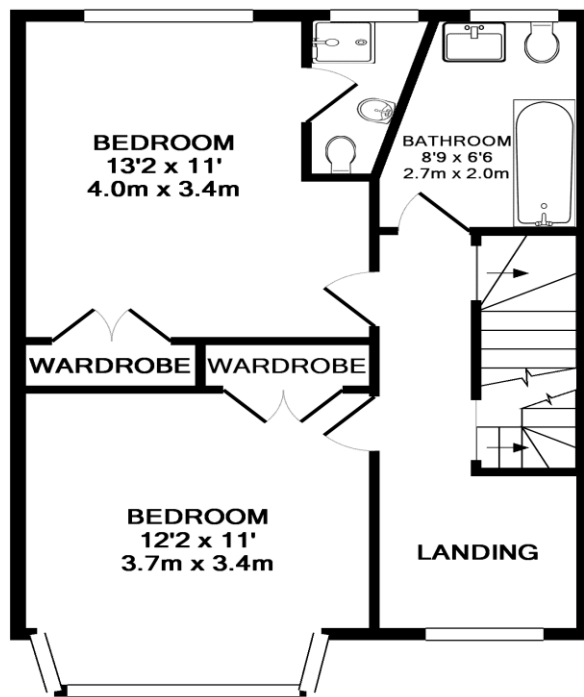
Local schools in the area include The Ellen Wilkinson School for Girls, The Holy Family Catholic School, West Acton Primary School, The Japanese School and Twyford C of E High School.

Available end of April.

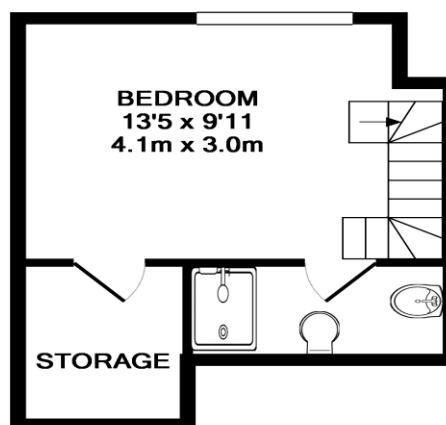
Tenant fees apply: £180 tenancy handling fee (Inclusive of VAT); £60 referencing fee per adult (Inclusive of VAT). Other fees may apply.



GROUND FLOOR
APPROX. FLOOR
AREA 661 SQ.FT.
(61.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 458 SQ.FT.
(42.6 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 195 SQ.FT.
(18.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1314 SQ.FT. (122.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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		
	41	61
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact Rating (CO₂)

	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		
	36	53
England & Wales		
EU Directive 2002/91/EC		