



## Devon Court | Monks Drive | W3 0EH

**£1, 600 per month**

A high standard two bedroom first floor flat situated in a Mock Tudor style building on the popular Hanger Hill Garden Estate. The property is furnished and comprises the following; two good size bedrooms, large sitting room with dining area with doors leading to a balcony, modern fitted kitchen, family bathroom and separate WC, communal garden 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 Now.**

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C	76	76	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C	72	72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			

England & Wales EU Directive 2002/91/EC