

**TO RENT**



**The Ridgeway, Acton Town, London, W3  
£650 Per Calendar Month**

**Anthony Webb**  
ESTATE AGENTS

# The Ridgeway, Acton Town, London, W3 8LW

A large double sized room SUITABLE FOR A SINGLE PROFESSIONAL PERSON situated in a modern, recently refurbished house, The property is in a very quiet location within 2 minutes' walk to Acton Town tube station (Zone 3) which is on both the Piccadilly and District lines. Also on various bus routes.

There is a late night Sainsbury's Local, pharmacy, shops, coffee shops, eateries, tennis club and fitness classes all within one minute walk from the house and Gunnersbury Park is within 5 minutes' walk.

Benefits include a modern kitchen with all modern appliances including dishwasher, washing machine, a breakfast bar eating area, a private shared garden with a decked patio off the kitchen, double glazed windows, gas central heating, TWO bathrooms and THREE wc's. Gas, eclectic, water, council tax & wireless BROADBAND INCLUDED. Regular cleaner for common parts included.

A couple or 2 sharers may be considered at the higher rent of £775 per month.

Garage available for storage of bicycles.

Non-smokers only.

Available NOW

- Large Double Bedroom
- Fitted Kitchen
- Breakfast bar eating area
- Two Bathrooms
- Three Toilets
- Shared Garden
- Garage for bicycle storage
- Acton Town Tube
- Late night Sainsbury's
- Washing Machine / Dish Washer



The Ridgeway  
 Acton Town  
 London  
 W3 8LW

Gross Internal Area: sq ft



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

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