

Approximate Gross Internal Area = 108.41 sq m / 1167 sq ft



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.



## Western Avenue, W3 0PL

£625,000 Freehold

### Key Features

- Private Allocated Parking
- Six Bedrooms
- Buy To Let Investment
- Freehold
- HMO
- Currently Rented
- Good Rental Return
- Great Project

### Description

Buy to let investment new to market. Currently rented as 6 separate bedrooms with a HMO Licence in place obtaining a healthy rental income. The property comprises a separate kitchen and dining area. The property further benefits 2 Bathrooms private garden and off-street parking which is at the back of the property. The property is located within reach of North Acton Central Line Zone 2. also nearby, access the Queen Elisabeth Line. Currently Fully rented as rooms.

