



# For Sale

## Studio

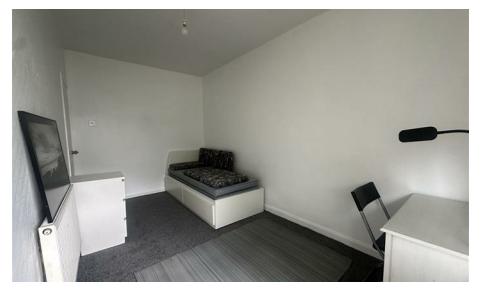
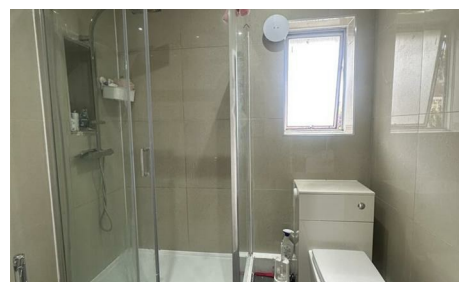
Henchman Street Room | London | W12

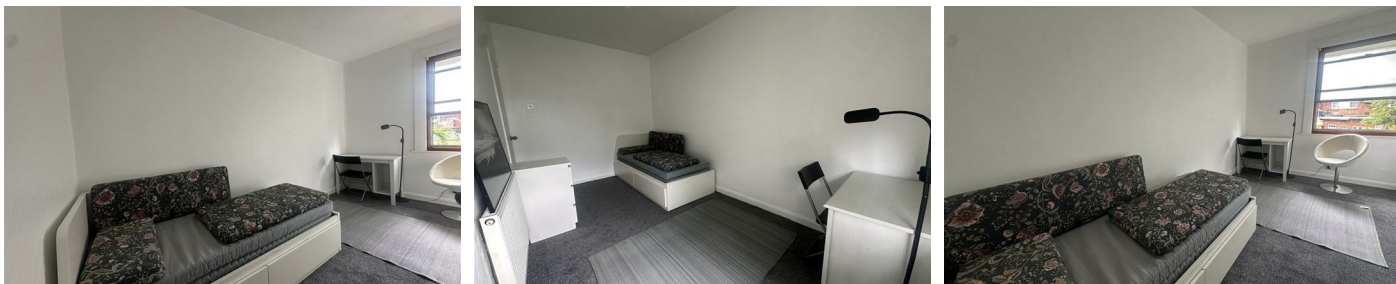
**£800 Per Month** |

0 Receptions | 1 Bedroom | 0 Bathroom

- All bills Included
- First Floor Double room £850 pcm
- Ready to move in
- Shared Garden
- Shared bathroom
- Shared kitchen
- Residents Parking

FREEDOM TO MOVE





HOUSE SHARE - ROOM TO LET  
ONE x Large DOUBLE room to rent  
immediately in this end of terraced house.

Ideal for one person at £850 PER MONTH -  
deposit is required

All Bills included !

Shared used of common areas with one  
large kitchen and one large bathroom

The property currently has four x rooms  
occupied by working professionals

Shared use of garden

Resident's Parking

East Acton Tube station within a few  
minutes walk

Hammersmith Hospital , White City Station  
all within walking distance  
Westfield Shopping Centre

Henchman Street is known for its vibrant  
community and excellent transport links,  
allowing easy access to the heart of  
London and beyond. Local amenities,  
including shops, cafes, and parks, are within  
close proximity, enhancing the appeal of  
this lovely home.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</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	

Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements: All measurements are approximate. Services not tested: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-Free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.



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