



## Twyford Abbey Road

London, NW10 7EY

**£725 Per month**



\*Including All Bills\* Huge, double room to rent just a minutes walk to Hanger Lane tube station. Access to two shared kitchens, two bathrooms, a communal garden, off street or street parking, gas central heating, double glazing, built in wardrobes plus additional storage. Lots of natural light, neutral and ready now.



**National Tradings Standards**

National Trading Standards  
Legal Requirements

Council Tax Band E (INCLUDED IN RENT)  
Construction Materials BRICK

Parking SHARED DRIVEWAY  
Gas supply MAINS GAS  
Electricity supply MAINS ELECTRIC  
Water supply MAINS WATER  
Sewerage MAINS DRAINAGE  
Heating GAS CENTRAL HEATING  
Broadband AVAILABLE  
Broadband speed ADSL (SPEEDS MAY VARY- PLEASE CHECK WITH PROVIDER)  
Mobile coverage LIKELY AVAILABLE (PLEASE CHECK WITH PROVIDER)

Property accessibility adaptations NONE KNOWN  
Building safety NONE KNOWN  
Planning permission or proposed developments NONE KNOWN

Flooded in last five years NOT KNOWN TO BE AT RISK  
Sources of flooding NONE KNOWN  
Flood defences NONE KNOWN  
Coastal erosion risk NONE KNOWN  
Coalfield or mining area NONE KNOWN  
Impacted by the effect of other mining activity NONE KNOWN

Conservation area NO  
Lease restrictions NONE KNOWN  
Listed building NO  
Permitted development NOT KNOWN  
Holiday home rental NO  
Restrictive covenant NONE KNOWN  
Business from property SUBJECT TO TENANCY AGREEMENT TERMS  
Property subletting SUBJECT TO TENANCY AGREEMENT TERMS  
Tree preservation order NONE KNOWN

Right of way public NONE KNOWN  
Right of way private NONE KNOWN  
Registered easements HMLR NONE KNOWN

Rent price £725 PCM (INCLUDING ALL BILLS)  
Deposit £835 (EQUIVALENT TO 5 WEEKS RENT)

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We are delighted to be able to offer for rent, this huge double room in Ealing.

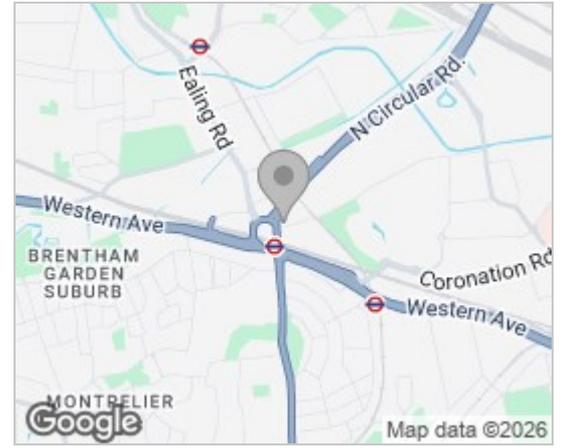
Situated on a residential street, within a minutes walk of Hanger Lane tube station, close to Park Royal tube, the A40, A406 and all amenities.

Vacant and ready to view now, this would make a great new all inclusive home for a single person or couple.

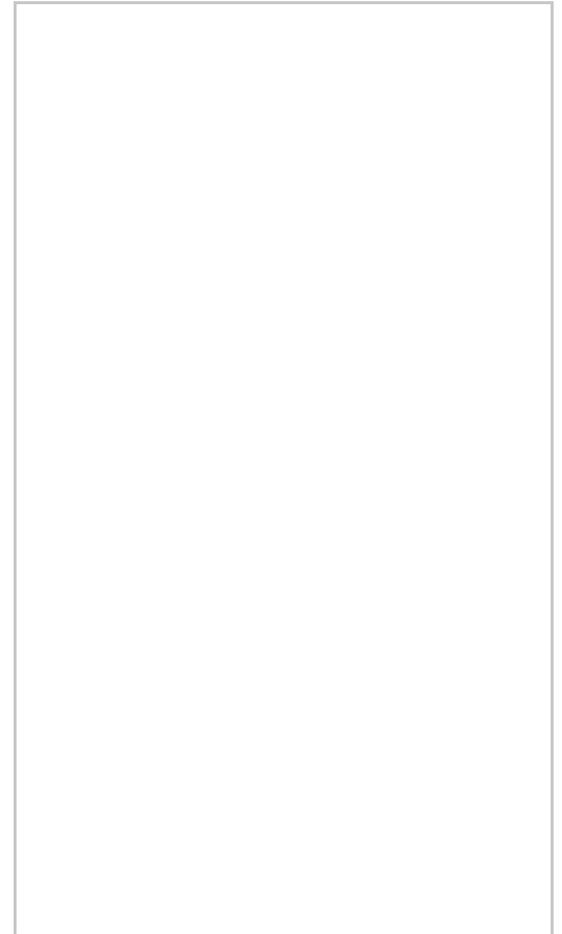
Features include;

- A huge double room
- Neutral decor with wooden flooring
- Built in wardrobes
- Lots of natural light
- Double glazing and gas central heating
- Large main communal kitchen space with a gas cooker, washer, dryer, fridge/freezer and lots of cupboard storage space, plus a dining area
- A separate second kitchen providing a cooker, sink and storage facilities
- A large main bathroom suite with a bath tub, shower, WC and sink
- A second bathroom suite with a walk in shower, WC and sink
- Large communal gardens
- Off street parking available via a first come first serve basis, plus street permit parking
- Gas central heating and double glazing throughout
- Long term let
- Partially furnished or furnished
- A minutes walk from Hanger Lane tube and also close to Park Royal tube
- Close to the A40, A406 and other major road links

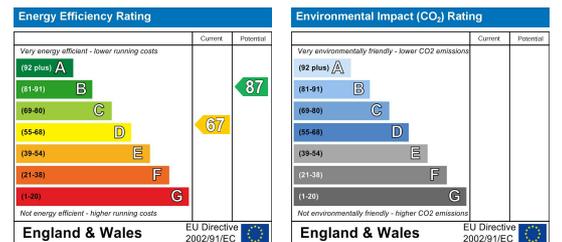
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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