



## The Ridgeway, Acton Town, W3

**£3,800 Per Month**

This delightful property is located on the Gunnersbury Triangle Garden Estate. It is a 5 minute walk from Acton Town Station and a 10 min walk from Chiswick High Road. Ideal for a family.

The property was completely refurbished and extended recently. The family room at the rear is an extremely large open-plan room combining a kitchen, dining and sitting area. There are granite work surfaces and bi-fold doors leading to decked outdoor space and the garden.

A separate living area is located to the front of the property and has an enormous 5 seater sofa, plantation shutters and a 55" UHDTV television.

There are two double bedrooms; both have high quality King Sized beds and built in wardrobes. The third (smaller) bedroom is currently configured as an office with an L-Shaped desk and drawers. This room also has a built in wardrobe containing a network switch. (The entire house is fully LAN network wired, including all TV's).

- Recently refurbished
- Rear garden
- Stylish bathroom
- Close to Acton Town tube station
- Separate spacious lounge
- Bose sound system
- Cloakroom downstairs
- Large open plan kitchen with dining space
- Air-conditioning in bedrooms and family room
- Under floor heating



| Energy Efficiency Rating |           | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|--------------------------|-----------|--|-----------|
| Current                  | Potential | Current  | Potential |
| <b>A</b>                 | <b>A</b>  | <b>A</b>                                       | <b>A</b>  |
| <b>B</b>                 | <b>B</b>  | <b>B</b>                                       | <b>B</b>  |
| <b>C</b>                 | <b>C</b>  | <b>C</b>                                       | <b>C</b>  |
| <b>D</b>                 | <b>D</b>  | <b>D</b>                                       | <b>D</b>  |
| <b>E</b>                 | <b>E</b>  | <b>E</b>                                       | <b>E</b>  |
| <b>F</b>                 | <b>F</b>  | <b>F</b>                                       | <b>F</b>  |
| <b>G</b>                 | <b>G</b>  | <b>G</b>                                       | <b>G</b>  |

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