



Lillian Avenue, Acton, W3

£1,300 Per Month

***** Room for a couple & All bills and council tax included *****

Recently refurbished five bedroom semi-detached house that offers spacious and bright reception with dining space, modern separated fully fitted kitchen, five bedrooms (4 doubles & 1 single), two fully tiled bathrooms and a private back garden.

The property benefits from gas central heating, double glazed windows, ample storage and wood floors apart from stairs.

Lillian Avenue is a quiet residential area situated seconds from Acton Town station (Piccadilly & District lines) whilst the motorist will find easy access to the A4/M4 for routes in and out of London. Also there many amenities including cafes or some shops are nearby.

- Room for a couple
- Bright reception with dining
- Two fully tiled bathrooms
- Close to Acton Town station
- All bills included
- Modern separated fully fitted kitchen
- Gas central heating
- The rent is inclusive of council tax
- Five bedrooms (4 doubles & 1 single)
- Large back garden



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Low energy efficient - lower running costs	Current	More environmentally friendly - lower CO ₂ emissions	Current
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	