



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



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

England & Wales 2008/1/EC