



**The Vale, Acton**  
**Greater London W3 7SA**  
**£1,595 Per Calendar Month**

\*\*\*SPACIOUS TWO-BEDROOM SECOND-FLOOR FLAT TO RENT IN THE PRIME LOCATION IN EAST ACTON, W3\*\*\*

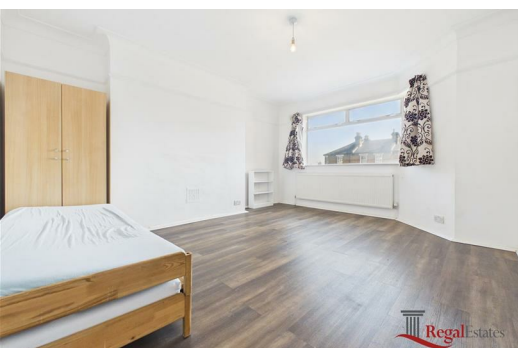
This flat boasts two double bedrooms, a light-filled open-plan lounge, a three-piece bathroom suite, and a fully fitted separate kitchen with access to a communal balcony.

Other features include gas central heating via a reliable Vaillant boiler, double-glazed windows throughout, modern laminate wood flooring, and white goods included.

\*A new cooker, new washer dryer and fridge freezer is in the process of being installed.

Situated on the convenient Uxbridge Road, a variety of amenities are available nearby, including bus stops, Shepherd's Bush Market Station (Circle Line) just 0.9 miles away, and a Tesco superstore across the road.

Early viewings are advised - call us now to arrange a viewing.



| Energy Efficiency Rating                                                                                                                |         |           |
|-----------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|
|                                                                                                                                         | Current | Potential |
| Very energy efficient - lower running costs                                                                                             |         |           |
| (92 plus) <b>A</b>                                                                                                                      |         |           |
| (81-91) <b>B</b>                                                                                                                        |         |           |
| (69-80) <b>C</b>                                                                                                                        |         |           |
| (55-68) <b>D</b>                                                                                                                        |         |           |
| (39-54) <b>E</b>                                                                                                                        |         |           |
| (21-38) <b>F</b>                                                                                                                        |         |           |
| (1-20) <b>G</b>                                                                                                                         |         |           |
| Not energy efficient - higher running costs                                                                                             |         |           |
|                                                                                                                                         | 77      | 80        |
| <b>England &amp; Wales</b><br>EU Directive 2002/91/EC  |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                                                                                          |         |           |
|-----------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|
|                                                                                                                                         | Current | Potential |
| Very environmentally friendly - lower CO2 emissions                                                                                     |         |           |
| (92 plus) <b>A</b>                                                                                                                      |         |           |
| (81-91) <b>B</b>                                                                                                                        |         |           |
| (69-80) <b>C</b>                                                                                                                        |         |           |
| (55-68) <b>D</b>                                                                                                                        |         |           |
| (39-54) <b>E</b>                                                                                                                        |         |           |
| (21-38) <b>F</b>                                                                                                                        |         |           |
| (1-20) <b>G</b>                                                                                                                         |         |           |
| Not environmentally friendly - higher CO2 emissions                                                                                     |         |           |
|                                                                                                                                         |         |           |
| <b>England &amp; Wales</b><br>EU Directive 2002/91/EC  |         |           |

