



### Directions

### Viewings

Viewings by arrangement only. Call 02087436444 to make an appointment.

### EPC Rating

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## Lower Flat, 3A, Brett Villas Park Royal Road, Acton, W3 6XD

£1,500 Per Month

- Modern lower ground floor flat
- Convenient Acton location close to transport and amenities
- Open-plan reception and kitchen

# Brett Villas Park Royal Road, Acton W3 6XD

Situated in a convenient West London location, this well-presented lower ground floor flat offers modern living with stylish finishes throughout. The property features a bright open-plan reception and kitchen area, complete with contemporary cabinetry, integrated appliances, and sleek worktops, creating an ideal space for both relaxing and entertaining.

The bedroom area is generously sized and benefits from fitted lighting and neutral décor, providing a comfortable and versatile space. A modern shower room completes the property, finished with contemporary tiling, a walk-in shower, and a heated towel rail.

Additional benefits include wood flooring in the living area, built-in shelving and storage, and modern track lighting throughout. The property offers a practical layout and contemporary design, making it ideal for professionals or couples.

Located within easy reach of local amenities and transport links, the property provides convenient access to Acton, Park Royal, and surrounding areas, with excellent connections into Central London.

EPC - D  
Council Tax - TBC



Council Tax Band: New Build

