



## Western Avenue, , Perivale, UB6 8AT

- Two double rooms
- Part time concierge
- Tesco's super market on site
- EPC RATING 'B'
- En-suite bathroom
- Open plan Kitchen and Living area
- Perivale station and Central line near by
- Council Tax BAND ' D'

£2,300

**HUNTERS®**  
HERE TO GET *you* THERE

# Western Avenue, , Perivale, UB6 8AT

## DESCRIPTION

HUNTERS STNAMORE are proud to present this delightful two-bedroom flat To Let, perfectly suited for comfortable modern living. This property boasts a spacious reception room, ideal for both relaxing and entertaining guests. With two well-appointed bathrooms, mornings are made easy whether you're a couple, two professionals sharing, or a small family. The flat comes with a fantastic EPC rating of B, offering you energy efficiency and potential savings on utility bills. Council tax band D gives you a clear idea of your monthly commitments.

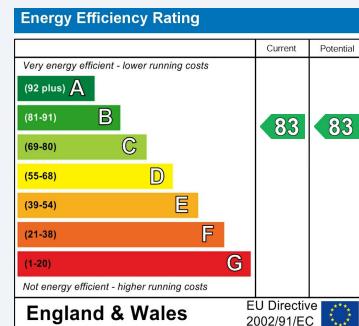
This charming flat would make a lovely home for anyone seeking a low-maintenance lifestyle in a homely and welcoming setting. Don't miss the opportunity to make this inviting space your next address—book your viewing today and come see all the benefits that await you in this wonderful flat!





## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

### Viewings

Please contact [stanmore@hunters.com](mailto:stanmore@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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