

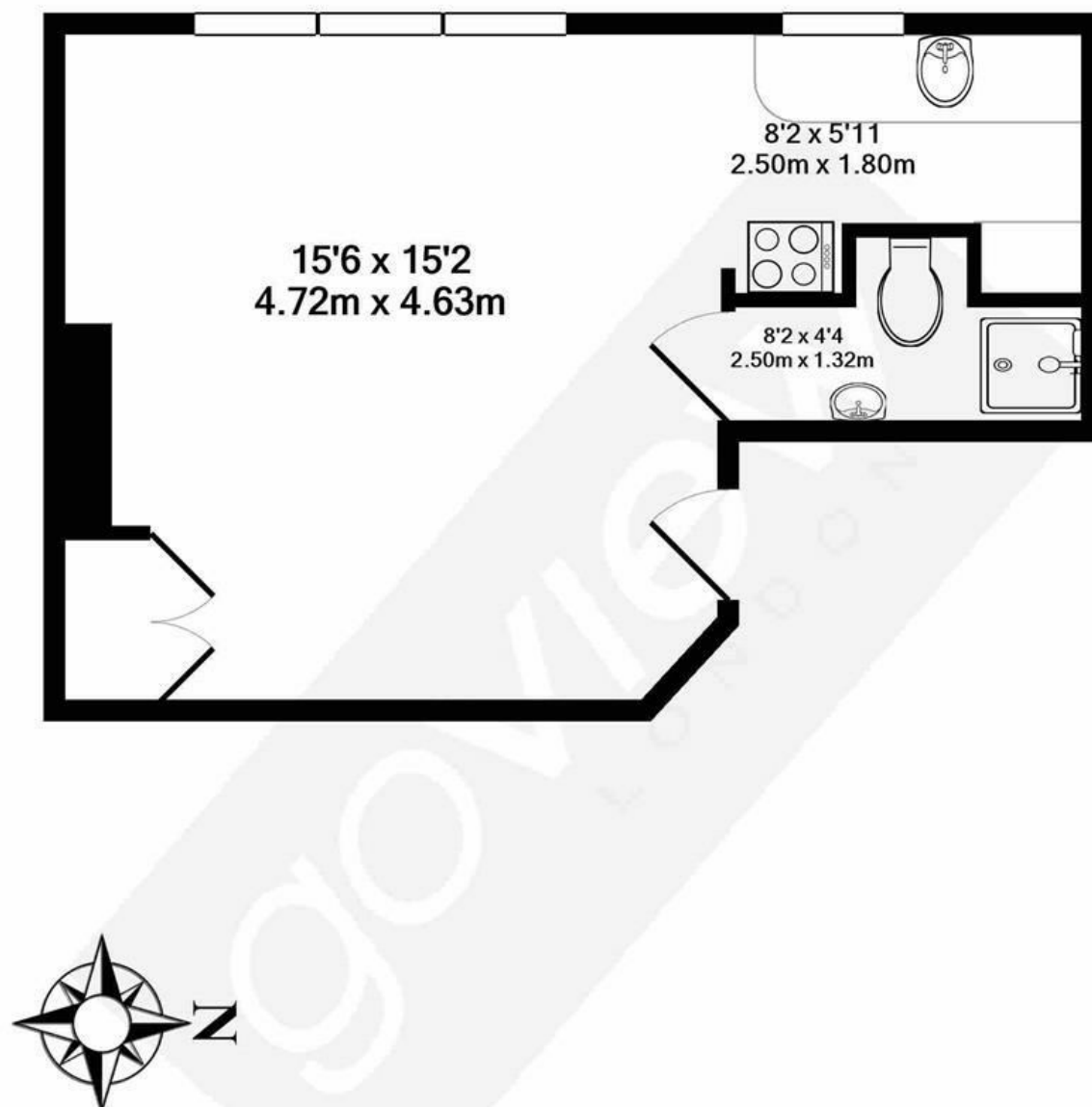


Avenue Crescent, W3

LONG LET. This large studio flat is presented in impeccable condition throughout and benefits from a great location close to local transport.

- LARGE STUDIO
- CLOSE TO LOCAL TRANSPORT
- SEPARATE KITCHEN
- CLOSE TO LOCAL AMENITIES
- GREAT LOCATION

£1,350 PCM



TOTAL APPROX. FLOOR AREA 303 SQ.FT. (28.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	