



**London W3**

**£4,200 pcm**



**5 Bedrooms**



**4 Bathrooms**

A five bedroom semi-detached house situated in a popular residential area of Acton. Newly built to a high standard, the house is arranged over three floors, the ground floor has a broad entrance hallway through to a double reception room, dining area, a modern kitchen, and a guest shower room. The upper two floors comprise an en-suite master bedroom, 4 further double bedrooms, 2 family bathrooms, and a storage area. The upper floors are carpeted while the ground floor displays beautiful herringbone wooden flooring. The house further benefits from gas central heating, air conditioning, and a newly laid garden at the rear of the property with a large shed. There is easy access to A40, central London and all amenities.

Director: S. Khalil

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# Fees & Charges:

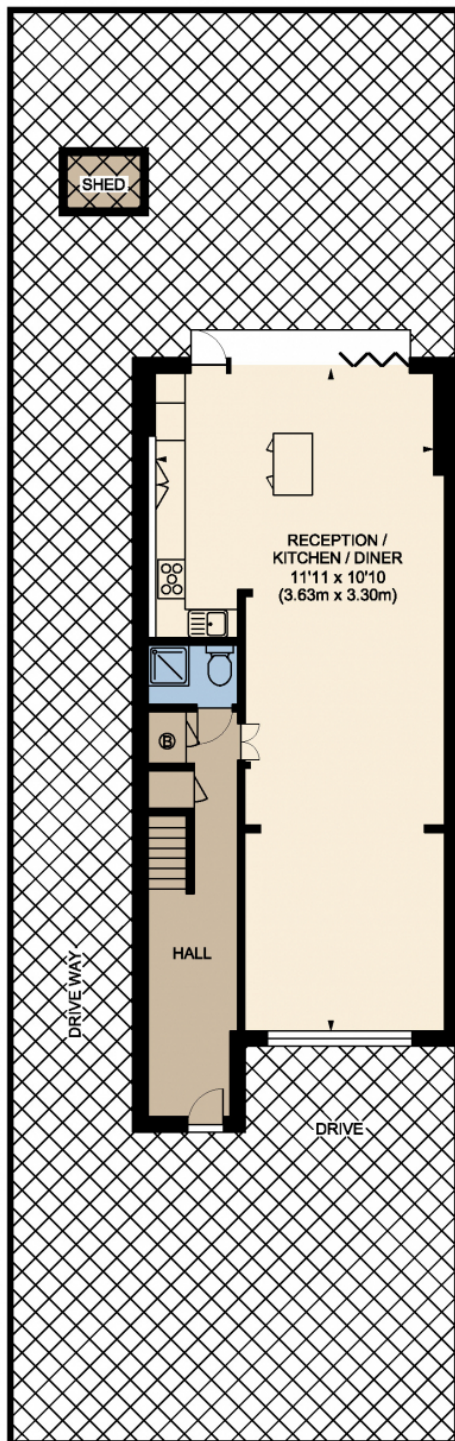
According to current legislation and based on information from the government website starting from the 1st June 2019 the only payments that landlords or letting agents can charge to tenants in relation to new contracts are:

- Rent
- a refundable tenancy deposit capped at no more than 5 weeks rent where the total annual rent is less than £50,000, or 6 weeks rent where the total annual rent is £50,000 or above
- a refundable holding deposit (to reserve a property) capped at no more than 1 week's rent
- payments associated with early termination of the tenancy, when requested by the tenant
- payments capped at £50 (or reasonably incurred costs, if higher) for the variation, assignment or novation of the tenancy
- payments in respect of utilities, communication services, TV license and council Tax
- a default fee for the late payment of rent and replacement of a lost key / security device giving access to the housing, where required under a tenancy agreement

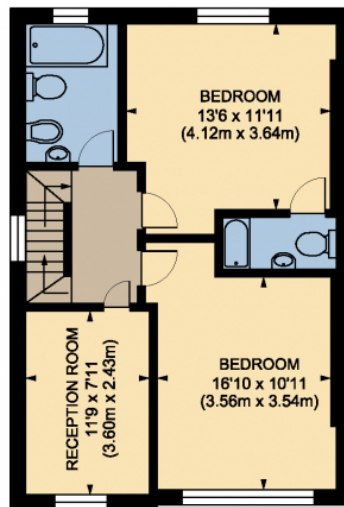
## Disclaimer

Whilst every effort has been made to ensure that the property details are correct, we cannot accept any liability for any errors/omissions and we firmly advise you to double check all detail and photos supplied on your own risk. Photographs show only certain parts of the property as they appeared at the time they were taken. Please contact us for further information regarding Approved Cash Money Protection (CMP) scheme or the property ombudsman which we are a member of.

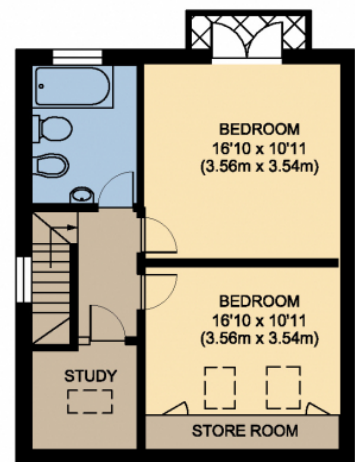




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Gibbon Road W3

Gross Internal Area 1905 sq ft/177 sq metres

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