



Grimshaw & Co

Park Drive, Acton, London W3 8NA
Price: £845,000 Freehold - No Chain

Situated in the **Gunnersbury Triangle** conservation area, a few minutes' walk from the lovely open space of Gunnersbury Park and a short stroll to **Acton Town** station with local shops and restaurants. With access to **Ealing Broadway** station with Elizabeth Line connection & town centre. Road connections for A4 and the M4 & M40 motorways.

A 4-bedroom mid-terrace house on three floors in need of some updating with west-facing lawned rear garden of approx 57', rear garage and rear off-street parking.

The accommodation comprises entrance hall, 2 reception rooms (1 is a full width of the property), fitted kitchen, 4 bedrooms, bathroom with separate WC and an en suite shower room.

With front garden, west-facing rear lawned garden of approx 57, a garage at the rear and rear off-street parking.



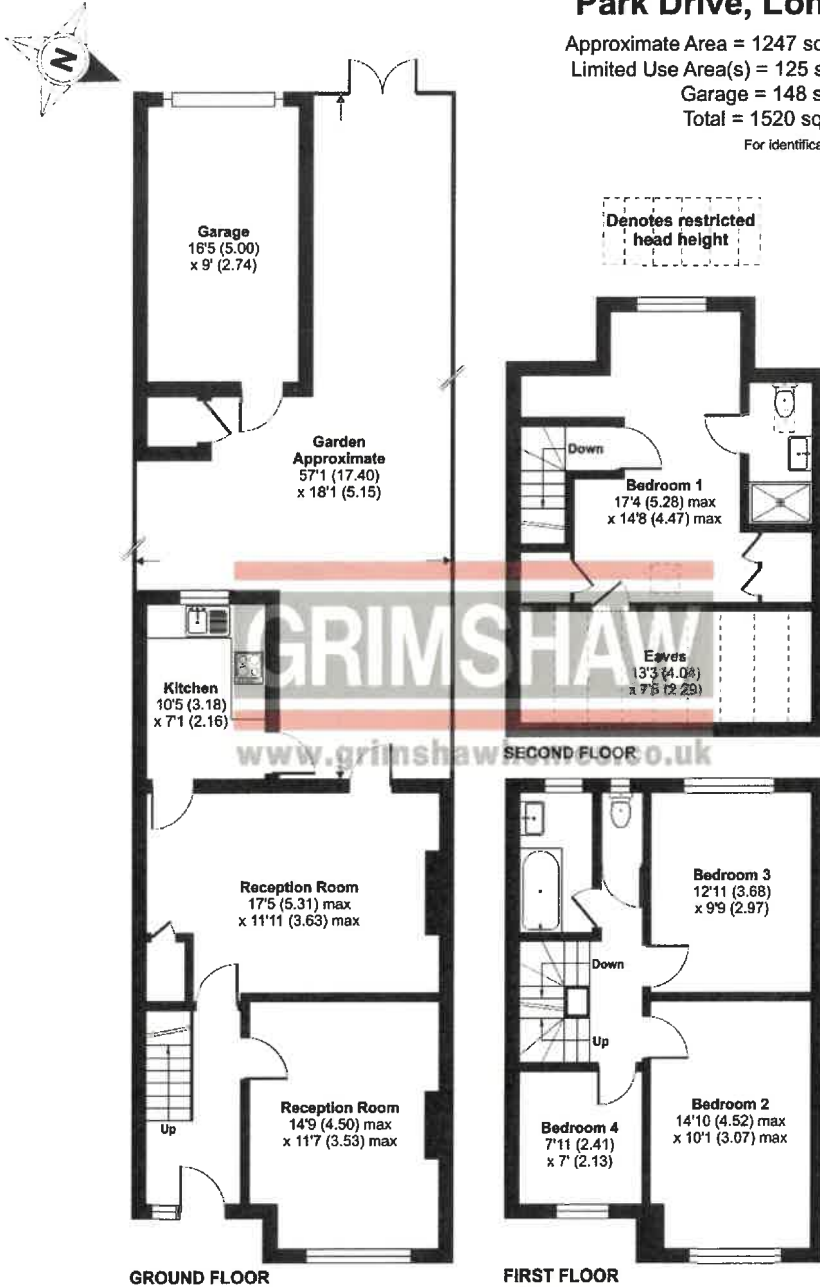
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Approximate Area = 1247 sq ft / 115.8 sq m
 Limited Use Area(s) = 125 sq ft / 11.6 sq m
 Garage = 148 sq ft / 13.7 sq m
 Total = 1520 sq ft / 141.1 sq m
 For identification only - Not to scale



EPC Rating = C
 Council tax band = E (subject to confirmation)

VIEWING BY APPOINTMENT - All negotiations should be conducted through Grimshaw & Company, who will be pleased to arrange appointments and provide further information.

Any reference to the term "period" denotes period-style. Services, heating, appliances, any security and drainage systems have not been tested. Internal photographs are reproduced for general information only and it must not be inferred that any item shown therein is included with the property. Where double-glazing is mentioned, it must not be inferred that each and every door and window in the property is double-glazed. Trade Names: Where trade names are mentioned, you are advised to verify these with the vendor to your own satisfaction. All property measurements are approximate and have been taken with an electronic tape into bays and alcoves as appropriate. These particulars do not form part of any offer or contract nor can their accuracy be relied upon by purchasers, who should satisfy themselves by inspection or otherwise. Neither Grimshaw & Company nor any person in their employment has any authority to make or give any warranty whatever in relation to any property. No responsibility can be accepted for any loss of expenses incurred in viewing in relation to any property.

27.06.2023 Ref: 9733

Grimshaw and Co, 5 Station Parade, Ealing Common, London W5 3LD

