



Princes Gardens, West Acton, London W3 0LR

Price: £925,000 Freehold

Situated in a sought-after location, on the popular **Hanger Hill Garden Estate** a conservation area and within walking distance to **West Acton**, **North Ealing** and **Park Royal** stations. Access to **Ealing Broadway** station with Elizabeth Line connection & town centre. Good local road connections include A40 and the M4 & M40 motorways. Well-placed for a number of local schools including Ellen Wilkinson High, St Vincent's Primary, Twyford CofE High, The Japanese School, Ada Lovelace CofE High and Holy Family Catholic Primary.

A beautifully-appointed and charming 3-bedroom terraced Tudor-style house is on two floors and ready to move in!

Immaculate throughout - the property has a light and airy hallway with cloakroom, a super double reception room which is open to the bright kitchen. Off the reception room is a conservatory which leads to a beautiful mature rear garden. The lawn garden has a patio, a colourful array of lovely roses and bedding plants. At the bottom of the garden is a stylish office (previously a garage) with electricity, underfloor heating and plenty of storage – perfect for working from home! There is also rear access which is gated.

On the first floor are 3 good sized bedrooms and a family bathroom. There is a lovely rear outlook on to trees at the rear of the property.

The house has been double-glazed throughout and there is potential for a loft extension (subject to the usual regulations).

We would recommend early viewing of this property.



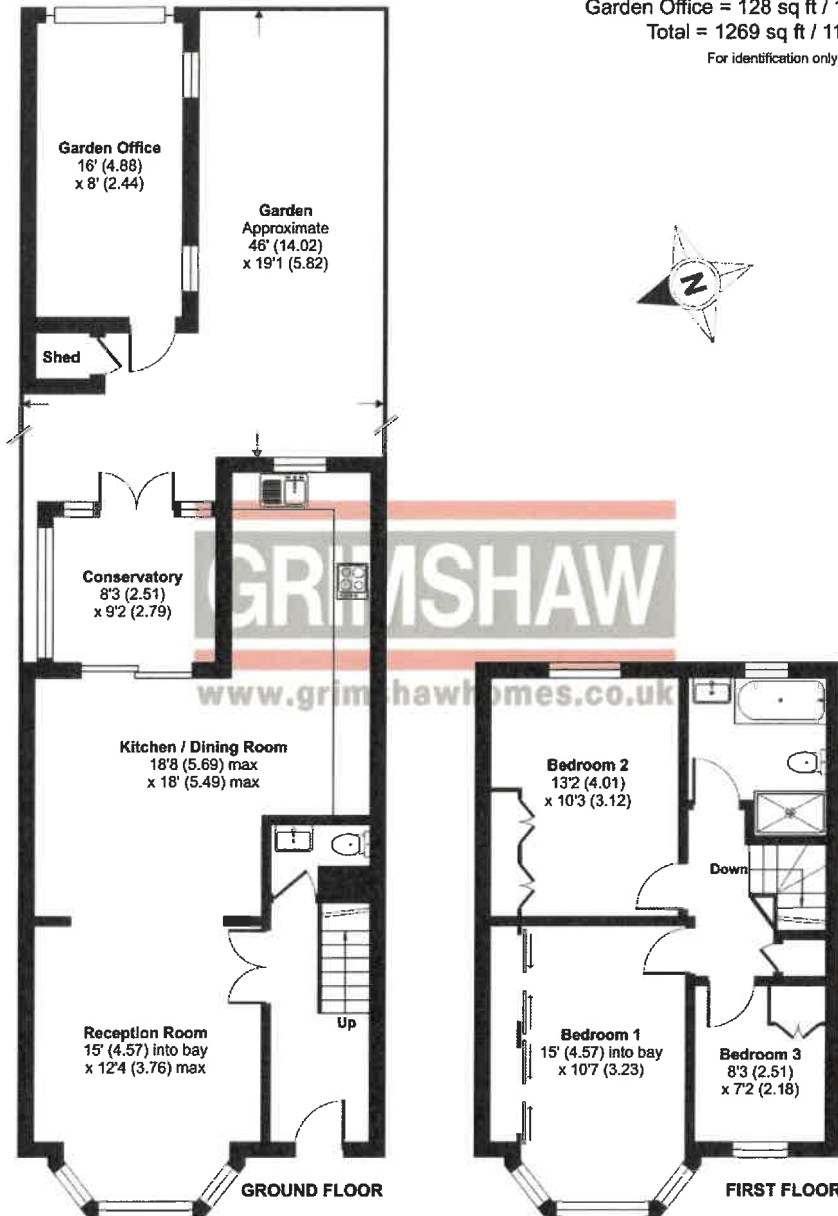
Princes Gardens, London, W3

Approximate Area = 1141 sq ft / 106 sq m (excludes shed)

Garden Office = 128 sq ft / 11.8 sq m

Total = 1269 sq ft / 117.8 sq m

For identification only - Not to scale



EPC Rating = D
Council tax band = F (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.

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