



Grimshaw & Co

**Princes Gardens, West Acton, London W3 0LR**  
**Price: £895,000 freehold - No Chain**

A beautifully-appointed Tudor-style property, on the Hanger Hill Garden Estate, a conservation area. The well-presented accommodation is arranged over three floors. The rear garden (approx 56'9 x 18'11 and there is a garage with rear access. Front garden.

On the ground floor, the front and rear reception rooms are connected, both with feature fireplaces, wooden floors and beams and open plan with the stylish kitchen. There is a cloakroom with WC and wash hand basin.

First floor has 3 bedrooms, stylish bath/shower room and the second floor, has bedroom number 4 with en suite shower room

Walking distance to the favoured Holy Family Catholic Primary, Ada Lovelace CofE High and close to The Japanese School and Twyford CofE High.

Local transport links: 0.5 miles from **West Acton** station (Ealing Broadway with Elizabeth line 1 stop) and 0.9 miles to **North Ealing** station.



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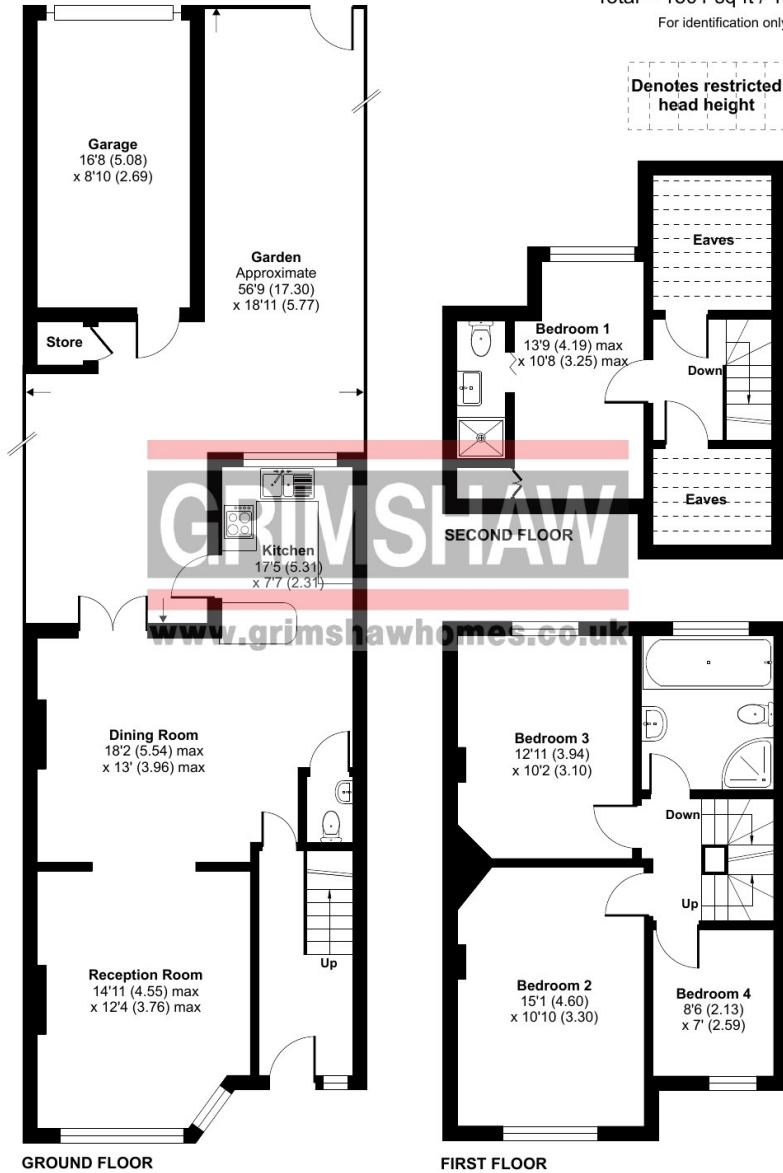
Approximate Area = 1251 sq ft / 116.2 sq m (excludes store)

Limited Use Area(s) = 103 sq ft / 9.5 sq m

Garage = 147 sq ft / 13.6 sq m

Total = 1501 sq ft / 139.4 sq m

For identification only - Not to scale



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EPC Rating = D  
Council tax band = G (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.

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