



Princes Gardens, West Acton, London W3 0LQ
Price £985,000 Freehold - No Chain

An appealing 4-bedroom Tudor-style house on three floors with an east / west aspect. The property retains original features, front garden, west-facing rear garden which extends to approx 43' and an extra wide garage onto gated service road at the rear.

The accommodation comprises hall, stunning double open-plan kitchen/reception room, cloakroom, 4 bedrooms (1 with access to a balcony at the front), family bathroom and an en suite shower room.

Situated on the favoured **Hanger Hill Garden Estate** a conservation area. Within walking distance to **West Acton** station and close to both **North Ealing** & **Park Royal** stations with local shopping facilities. Access to **Ealing Broadway** station with Crossrail link connection & town centre with shopping facilities, bars and restaurants. Road connections for M4 & M40 motorways. Well-placed for a number of local schools including Ellen Wilkinson High, West Acton Primary, Acton High, The Japanese School, Holy Family Catholic Primary, Twyford CofE High, West Twyford Primary and St Vincent's Primary.



Princes Gardens, London, W3

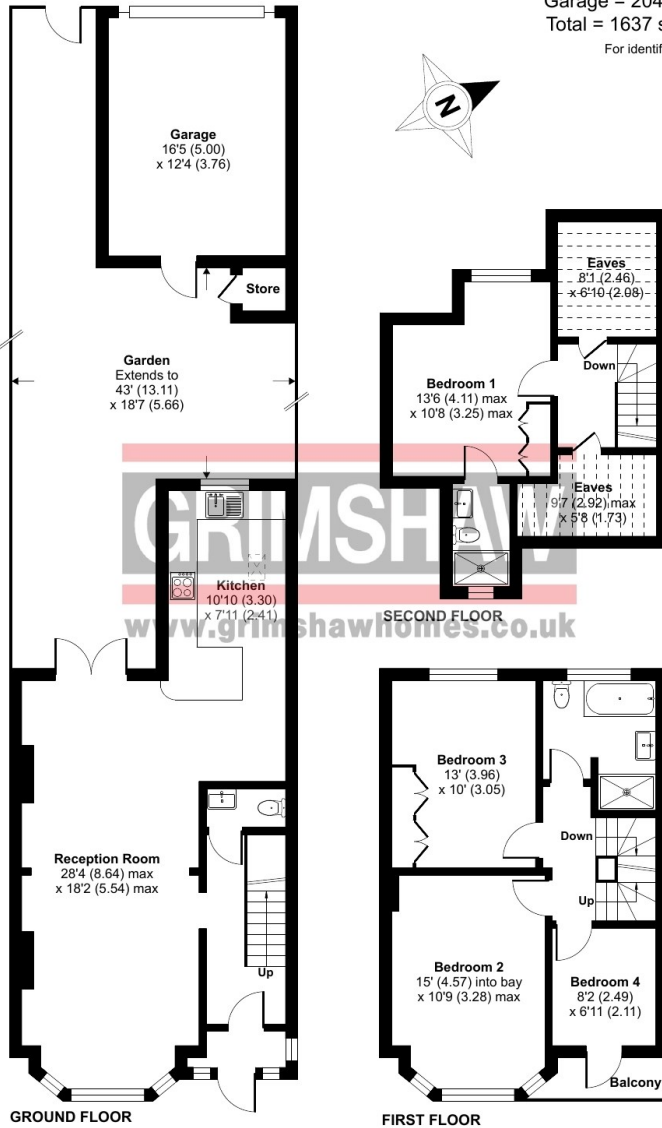
Approximate Area = 1316 sq ft / 122.2 sq m (excludes store)

Limited Use Area(s) = 117 sq ft / 10.8 sq m

Garage = 204 sq ft / 18.9 sq m

Total = 1637 sq ft / 151.9 sq m

For identification only - Not to scale



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.

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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