



Moyne Place, West Twyford, London NW10 7EN
Price £725,000 Freehold - No Chain

A well-presented 3-bedroom semi-detached residence arranged over two floors with side access to the large rear garden of approx 100ft, off-street parking at the front for 2 cars and a single lock-up garage nearby in a separate block.

The accommodation comprises entrance hall, 2 communicating reception rooms, fitted kitchen, cloakroom, 3 bedrooms and a family bathroom.

Outside is a large rear garden of approx 100ft with side access, off-street parking for 2 cars and a single garage.

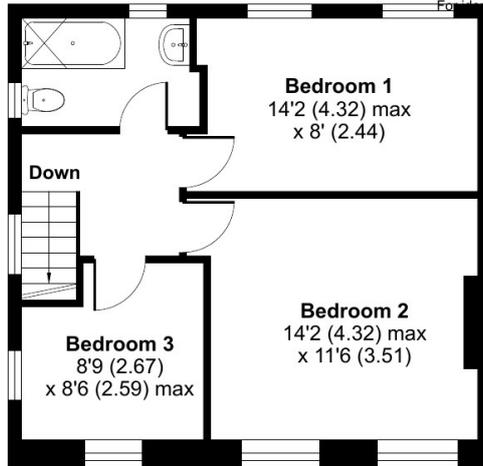
Conveniently situated close to **Hanger Lane** and **Park Royal** stations with local shopping facilities, the A40 / Western Avenue and the North Circular Road. Access to **Ealing Broadway** station with Elizabeth Line connection & town centre with numerous shops, bars and restaurants. Well-placed for a number of local schools including West Twyford Primary, Ada Lovelace CofE High, Holy Family Primary, Ellen Wilkinson High, Vicar's Green Primary, Twyford CofE High, Ark Acton Academy and Perivale Primary.



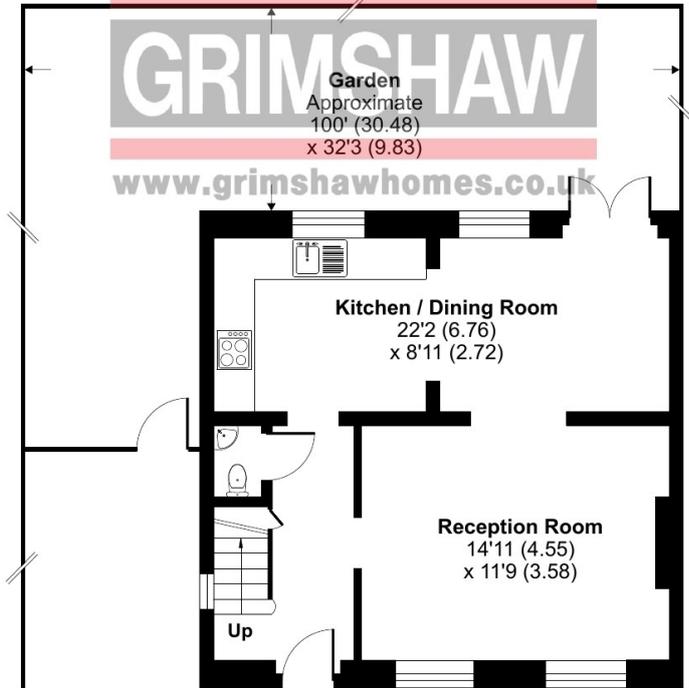
Moyne Place, London, NW10

Approximate Area = 916 sq ft / 85 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Grimshaw & Co. REF: 1166860

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.

15.04.2025 Ref: 9880

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

