



## **The Ridgeway, Gunnersbury Triangle, Acton, London W3 8LL Price £799,950 Freehold - No Chain**

**Situated on the Gunnersbury Triangle - a 4-bedroom, Tudor-style terraced property on three floors with south-facing rear lawn garden, front lawn garden and a garage at the rear.**

The property comprises entrance hall, 2 reception rooms, fitted kitchen, 4 bedrooms, shower room with a separate WC and a bathroom.

Situated a few minutes' walk from the lovely wide open space of **Gunnersbury Park**. A short stroll to **Acton Town** tube station, with fast connections to Central London and Heathrow airport, as well as to Chiswick and Ealing shops, bars and restaurants. The house is in the catchment area for excellent local schools. There is easy access to the M4 and M40 motorways.

Gunnersbury Triangle Tennis Club is nearby which holds social events and is a hub for the local community.

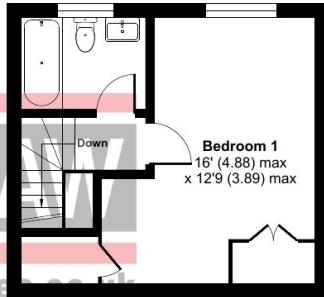
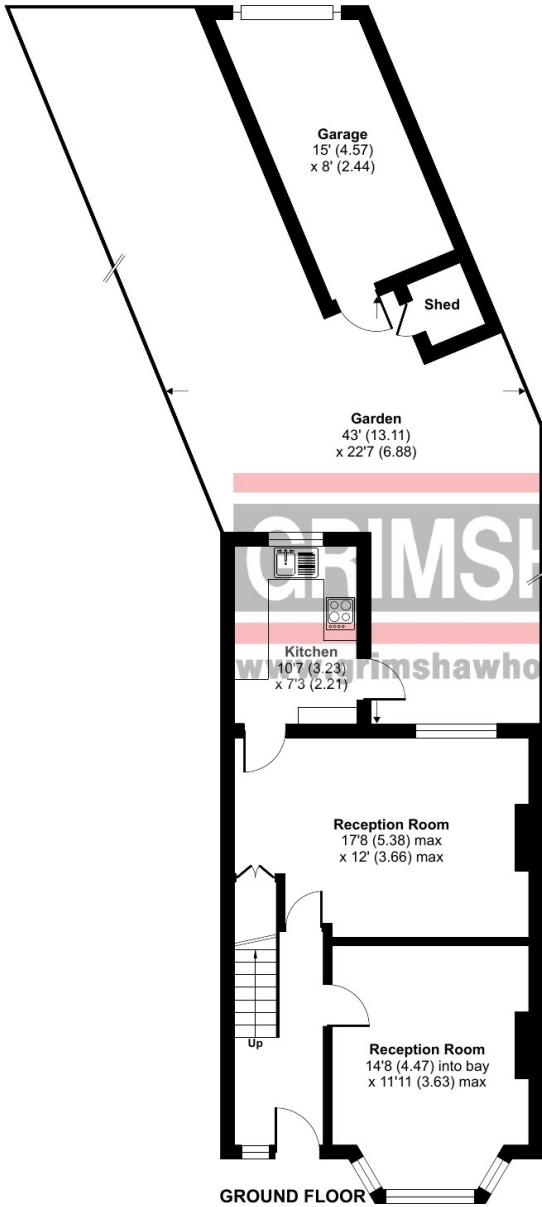




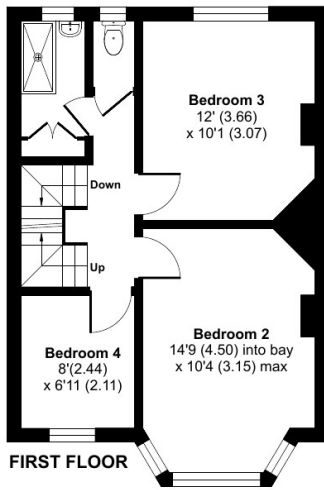
# The Ridgeway, London, W3

Approximate Area = 1272 sq ft / 118.1 sq m  
 Garage = 133 sq ft / 12.3 sq m (exclude shed)  
 Total = 1405 sq ft / 130.4 sq m

For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Grimshaw & Co. REF: 1204802

EPC Rating = E  
 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.

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