



**Princes Gardens, West Acton, London W3 0LJ**  
**Price £965,000 Freehold - No Chain**

**With lots of character and benefitting from some recent renovations - a 4-bedroom Tudor-style terraced property arranged over three floors with a west-facing rear garden and garage at the rear.**

The ground-floor accommodation comprises tiled entrance hall, through reception room with beamed ceiling, fireplace surround and fitted display shelves with cupboards, fitted kitchen and a cloakroom.

On the first-floor are 3 bedrooms (1 with access to a balcony at the front) and a family bathroom. The second floor has a bedroom and a bathroom.

There are front and rear gardens. The rear garden is west-facing with rear access. The garage is at the rear of the property which leads on to a service road.

Situated on the favoured **Hanger Hill Garden Estate** a conservation area, access to both **West Acton & North Ealing** stations both with local shopping facilities as well as **Ealing Broadway** station with Elizabeth Line connection & town centre and the M4 & M40 motorways. Well-placed for local schools including West Acton Primary, The Japanese School, Ellen Wilkinson High, Twyford CofE High and Ada Lovelace CofE High.

# Princes Gardens, London, W3

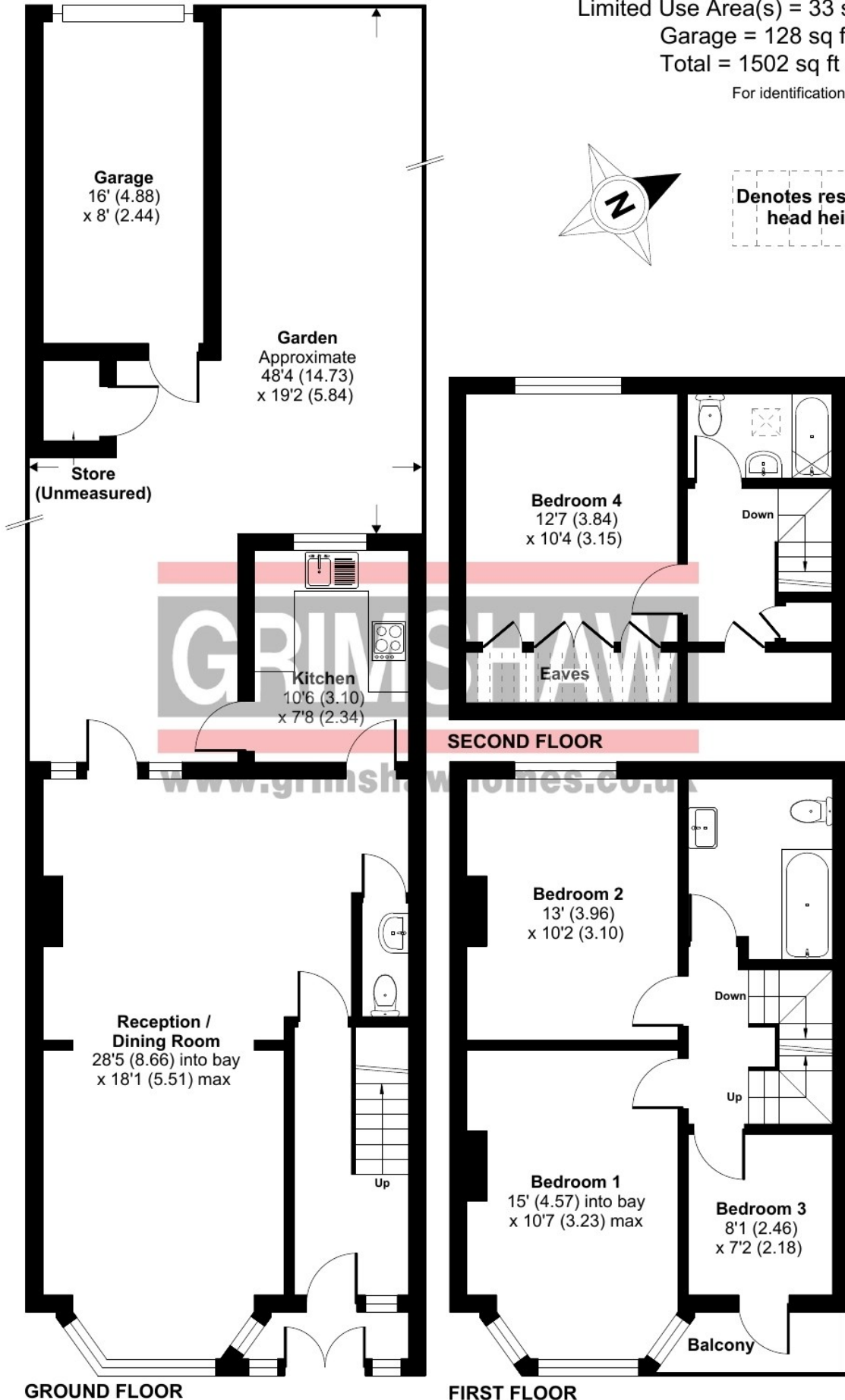
Approximate Area = 1341 sq ft / 124.5 sq m (excludes store)

Limited Use Area(s) = 33 sq ft / 3 sq m

Garage = 128 sq ft / 11.8 sq m

Total = 1502 sq ft / 139.3 sq m

For identification only - Not to scale







EPC Rating = D

Council tax band = G £3,247.24 for current financial year 2024-2025

Local authority: London Borough of Ealing

Parking: Street parking - CPZ area Z

Accessibility: Internal staircase

Connected services and utilities: Mains water and drainage, gas, electricity, boiler and radiators and mains gas (currently no broadband or landline).

Flood risk: -

Surface water very low risk which means less than 0.1% chance of a flood each year.

Rivers and sea very low risk which means less than 0.1% chance of a flood each year.

All 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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