



Gunnersbury Crescent, Acton, London W3 9AA **Price £1,100,000 Freehold - No Chain**

A 4-bedroom, 1930s detached corner property with garage to the side and off-street parking.

The accommodation, arranged over two floors comprises:

Hallway, kitchen, dining room, through reception room with doors onto the garden, ground-floor bathroom, spacious landing, 4 bedrooms and bathroom. Offering opportunity to extend (subject to usual planning regulations).

The rear garden is approximately 63'8 x 48'1 with terrace. Garage to the side and parking.

Very conveniently situated within a short stroll to **Acton Town** shops and station for Central London & Heathrow. Well-placed for the lovely open space of **Gunnersbury Park**. With access to **Ealing Broadway** station with Elizabeth Line connection & town centre. Good road connections for North Circular Road, A4 and M4/M40 motorways. Well-placed for a number of local schools which include Grange Primary, Ark Acton Academy, Ark Priory Primary, Twyford CofE High, St Vincent's Catholic Primary, Ark Soane Academy and Acton Gardens Primary.





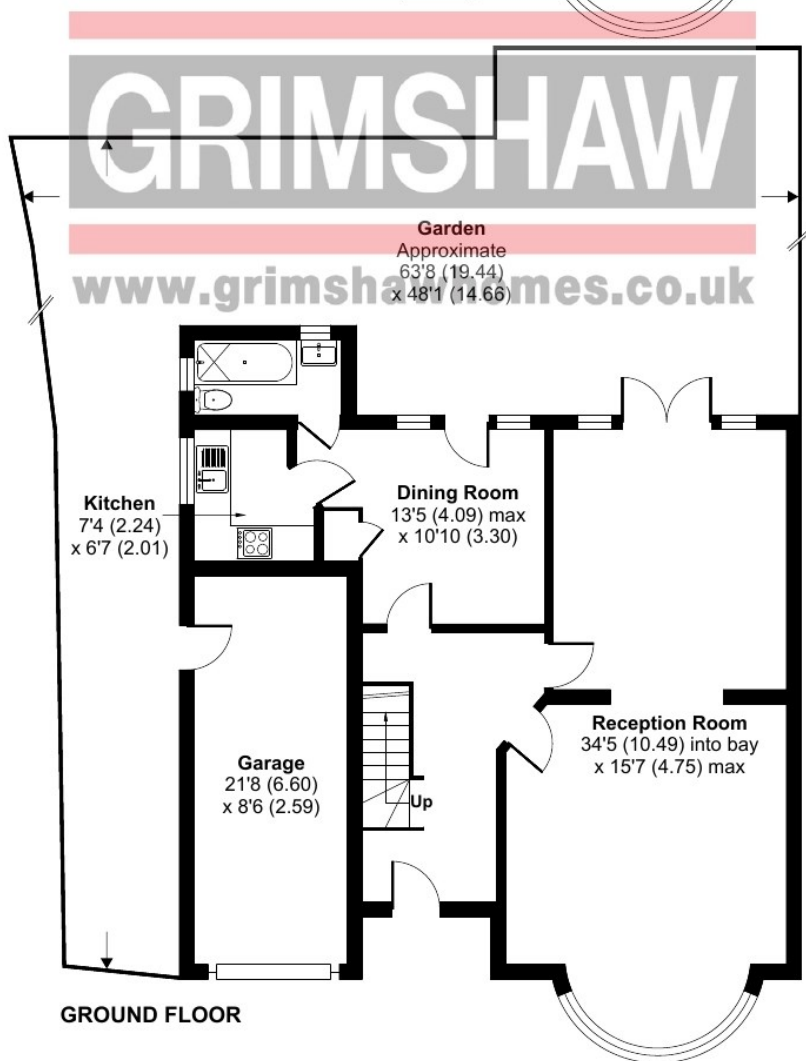
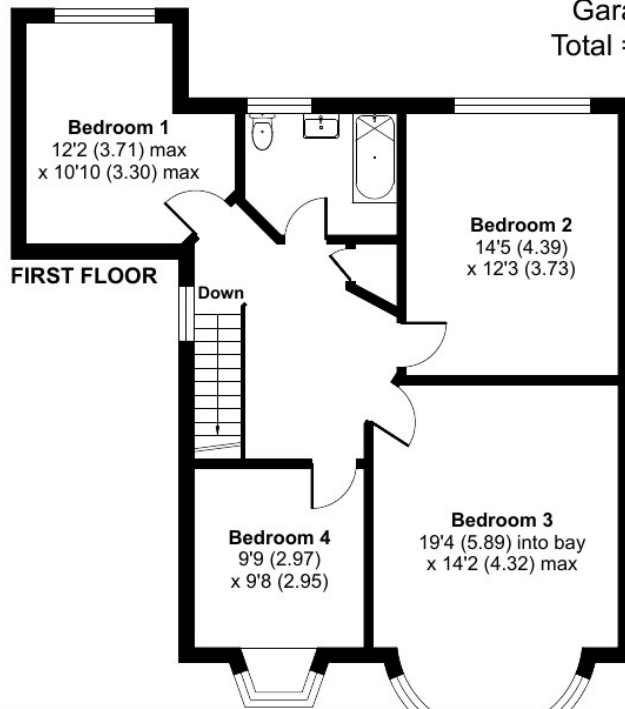
Gunnersbury Crescent, London, W3

Approximate Area = 1685 sq ft / 156.5 sq m

Garage = 184 sq ft / 17 sq m

Total = 1869 sq ft / 173.5 sq m

For identification only - Not to scale





EPC Rating = E

Council tax band F = Total amount 2024/2025 £2,814.27

Local authority: London Borough of Ealing

Parking: Controlled Parking Zone Acton Town (J)

Accessibility: Staircase

Connected services and utilities: Electricity: mains gas (combi boiler and radiator heating): mains drainage: currently no broadband or landline

Surface water : 'Low' means between 0.1% and 1% chance of a flood each year.

Rivers and sea: 'Very low' 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.

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.

03.01.2025 Ref: 9918

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