



**Gunnersbury Lane, Acton, London W3 9BB**  
**Price £925,000 Freehold - No Chain**

**A 4-bedroom semi-detached property on two floors with 50ft rear garden, garage at the rear with double gate access and off-street forecourt parking. There is potential to extend at the rear and convert the loft (subject to the usual regulations).**

The accommodation comprises entrance hall, rear reception room with access to conservatory, ground-floor bedroom / family room, ground-floor wet room, 3 further bedrooms and a bathroom with a separate WC.

Outside is a rear garden of approx 50ft, garage at the rear and off-street forecourt parking for 3 cars.

Conveniently situated approximately 0.2 miles from **Acton Town** station with local shopping facilities and the lovely open space of Gunnersbury Park. Access to **Ealing Broadway** station with Elizabeth Line connection & town centre and buses towards Westfields Shopping Centre. Local schools include Berrymede Junior, Ellen Wilkinson High, Twyford CofE High, St Vincent's Primary, Ark Acton Academy, Ada Lovelace CofE High and Berrymede Infant. Road connections for M4 and M40 motorways, A4, A40 and North Circular Road.



# Gunnersbury Lane, London, W3

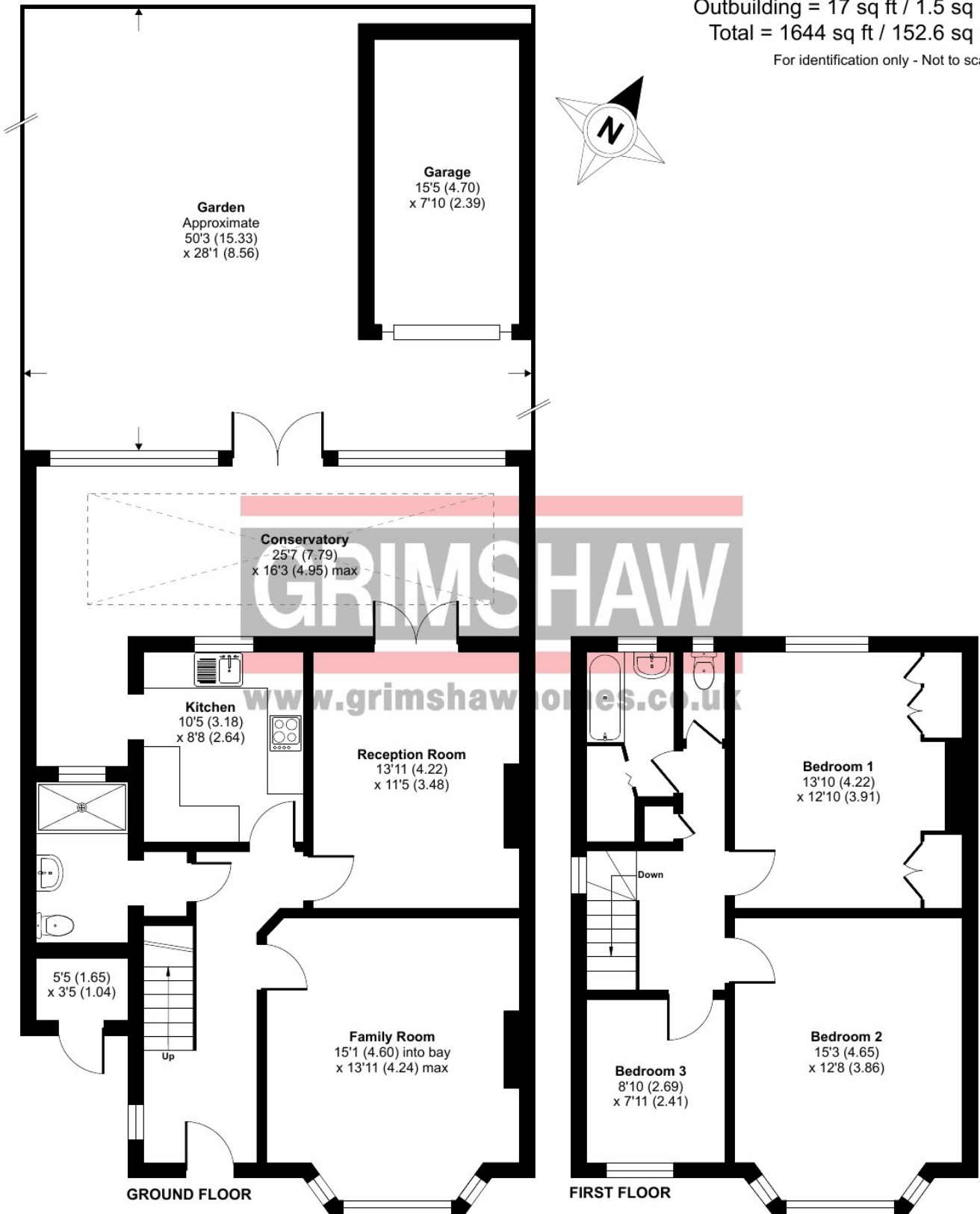
Approximate Area = 1506 sq ft / 139.9 sq m

Garage = 121 sq ft / 11.2 sq m

Outbuilding = 17 sq ft / 1.5 sq m

Total = 1644 sq ft / 152.6 sq m

For identification only - Not to scale





EPC Rating = D

Council tax band = F (£2,814.27 for 2024/2025)

Local authority: London Borough of Ealing

Parking: Garage at the rear with side access and forecourt parking for 3 cars. Controlled parking zone: Acton Town Zone (J)

Accessibility: Staircase

Connected services and utilities: Electricity: mains gas (boiler and radiator heating): mains drainage: Broadband installed but not connected: Landline installed but not connected.

Surface water: 'Medium' means between 1% and 3.3% 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.

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