



## **Princes Gardens, West Acton, London W3 0LX**

### **Price £910,000 Freehold - No Chain**

**Facing a little green - a 4-bedroom Tudor-style mid-terrace property on three floors with a front garden, a rear lawn garden with rear access and a garage at the rear.**

The accommodation comprises entrance hall, double reception room with wood floor, beamed rear ceiling, fireplace surround and a door to the rear garden, fitted kitchen also with a door to the rear garden, ground-floor cloakroom, 4 bedrooms and a family bathroom.

Outside is a front garden, a walled rear lawn garden of approx 66ft with rear access and a garage at the rear.

Situated on the favoured **Hanger Hill Garden Estate** a conservation area. Within walking distance to **West Acton** station and close to both **North Ealing** & **Park Royal** stations with local shopping facilities. Access to **Ealing Broadway** station with Crossrail link connection & town centre with shopping facilities, bars and restaurants. Road connections for M4 & M40 motorways.

Well-placed for a number of local schools including Ellen Wilkinson High, West Acton Primary, Acton High, The Japanese School, Ada Lovelace CofE High, Holy Family Catholic Primary, Twyford CofE High, West Twyford Primary and St Vincent's Primary.



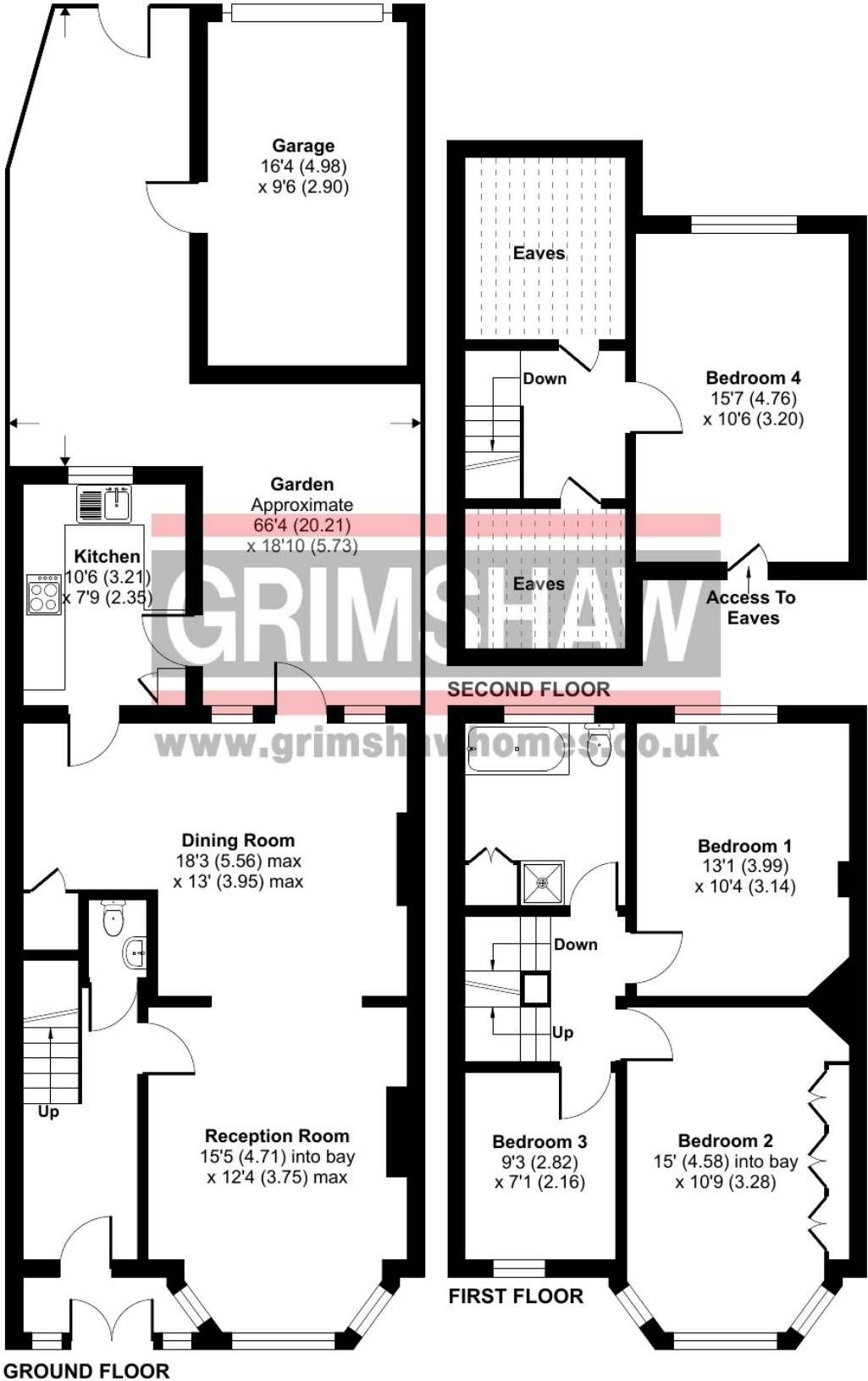
# Princes Gardens, London, W3

Approximate Area = 1315 sq ft / 122.1 sq m  
 Limited Use Area(s) = 128 sq ft / 11.8 sq m  
 Total = 1443 sq ft / 133.9 sq m

For identification only - Not to scale



Denotes restricted head height





EPC Rating = E

Council tax band = G (£3,247.24 for 2024/2025)

Local authority: London Borough of Ealing

Parking: New garage (not attached) at the rear with rear access and controlled parking zone: -  
West Acton Zone (Z)

Accessibility: Staircase

Connected services and utilities: Electricity: mains gas (Worcester gas boiler and radiator heating):  
mains drainage: no broadband: no loft - it is an insulated bedroom

Surface water: 'Very low' means less than 0.1% 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.

14.02.2025 Ref: 9940

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