



**Monks Drive, West Acton, London W3 0EG**  
**Price £995,000 Freehold**

Situated on the **Hanger Hill Garden Estate** (conservation area) - a 3-bedroom Tudor-style, end-of-terrace property with stunning and well presented accommodation.

The ground floor has two reception rooms, the rear currently used as a dining room, has a feature fireplace surround, beamed ceiling, wood-style flooring and doors onto the garden. The reception room at the front has a fireplace surround. The neutral fitted kitchen has a door leading onto the rear garden. Cloakroom with WC and wash hand basin. On the first floor are the 3 bedrooms, and the bath/shower room.

With double-glazing and new roofing.

Outside, the rear garden is approx 44ft and has a feature terrace, side gate and access to the garage, located at the rear of the garden, accessed via a service road.

Within walking distance and approximately 0.2 miles to the Holy Family Catholic Primary, 1 mile to Ada Lovelace CofE High, 0.3 miles to Ellen Wilkinson High and close to The Japanese School and Twyford CofE High.

With super transport links, approximately 0.1 miles to **West Acton** station, 0.5 miles to **North Ealing** station, both with local shops and approximately 1 mile to **Acton Main Line** station with Elizabeth Line connection. Good road links include the A40 and the North Circular Road.





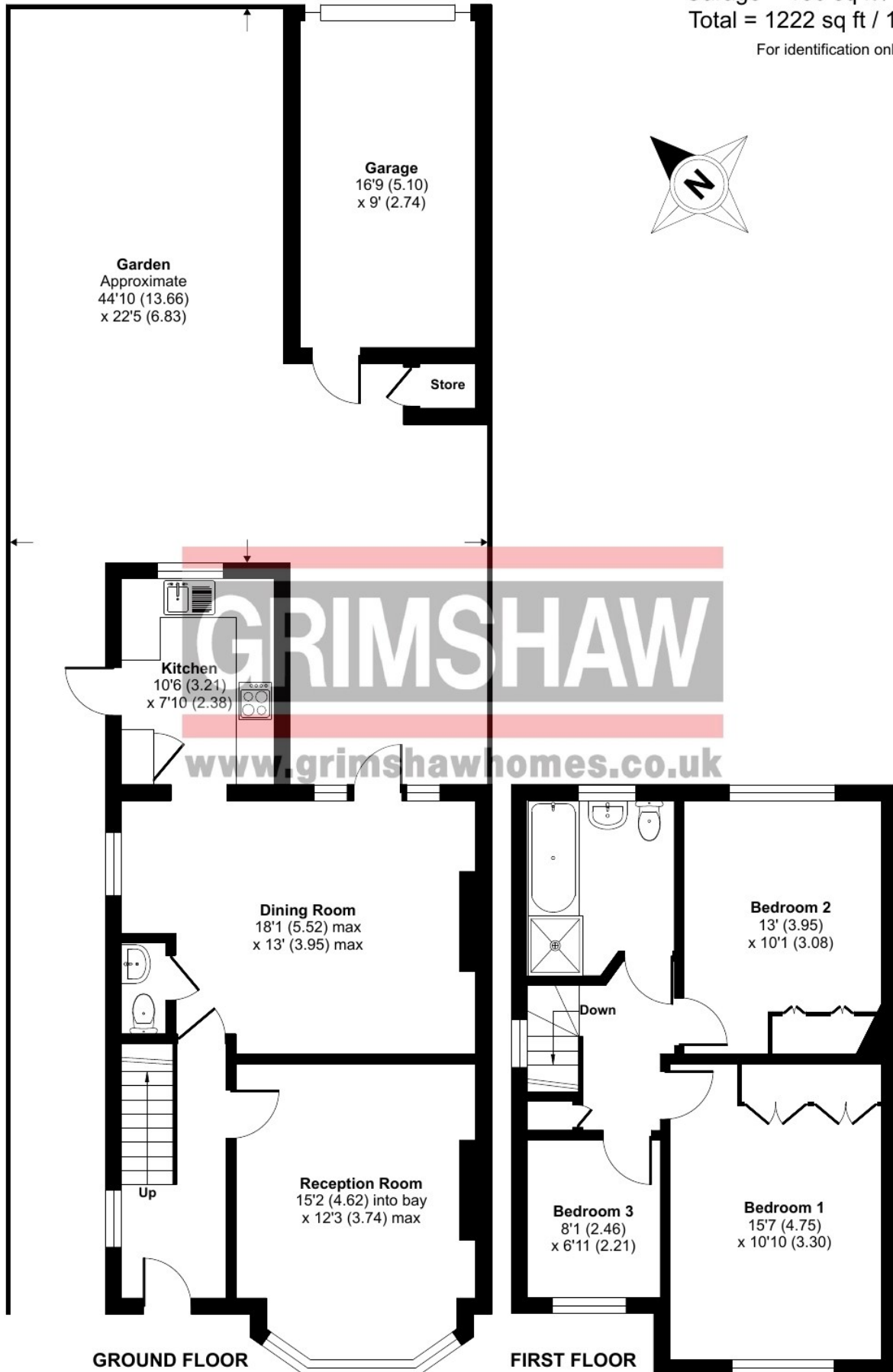
# Monks Drive, London, W3

Approximate Area = 1072 sq ft / 99.5 sq m (excludes store)

Garage = 150 sq ft / 13.9 sq m

Total = 1222 sq ft / 113.4 sq m

For identification only - Not to scale







EPC Rating = D

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

Local authority: London Borough of Ealing

Parking: Garage at the rear: West Acton controlled parking zone Z

Accessibility: Staircase

Connected services and utilities: Electricity: mains gas (boiler and radiator heating): mains drainage

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.

03.03.2025 Ref: 9943

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