



Twyford Avenue, Acton, London W3 9QB **Price £1,650,000 Freehold - No Chain**

A semi-detached period property on three floors, backing on to playing fields and currently arranged as 5 self-contained flats. An opportunity for investment or to reinstate as a family residence (subject to usual regulations).

The ground floor has a studio flat at the front with a shower room and a 1-bedroom flat at the rear with a reception room and double doors onto the rear garden, kitchen, bedroom and shower room. On the first floor there is a studio flat with a shower room and a 1-bedroom flat with reception room, kitchen and bathroom. The second floor has 1-bedroom, reception room, kitchen, bathroom and loft.

There is a front garden and a rear lawn garden of approx 75ft with patio area.

Situated in the **Creffield** conservation area and located approximately 0.4 miles from **Ealing Common** station with local shopping facilities, bars and restaurants. Within walking distance to the lovely open spaces of Ealing Common and approximately 0.4 miles from **West Acton** station also with local shopping facilities. With access to **Ealing Broadway** station with Elizabeth Line connection & town centre.

Road connections for A406 / Western Avenue, A4, A40 and M1, M4 & M40 motorways.

Well-placed for a number of local schools including West Acton Primary, Twyford CofE High, St Vincent's Primary, Ellen Wilkinson High, Derwentwater Primary and Ark Soane Academy.



Twyford Avenue, London, W3

Approximate Area = 3219 sq ft / 299 sq m

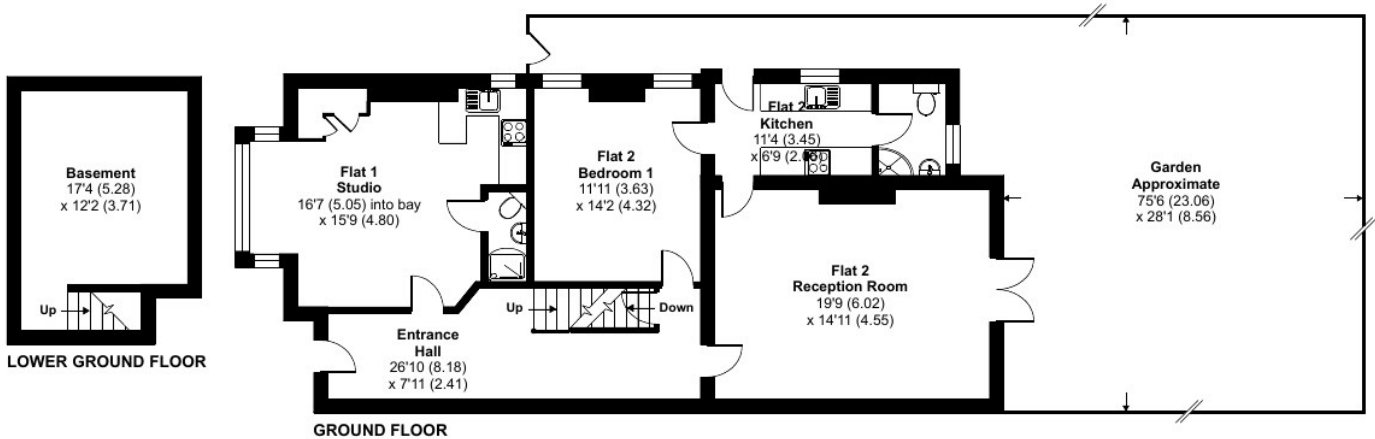
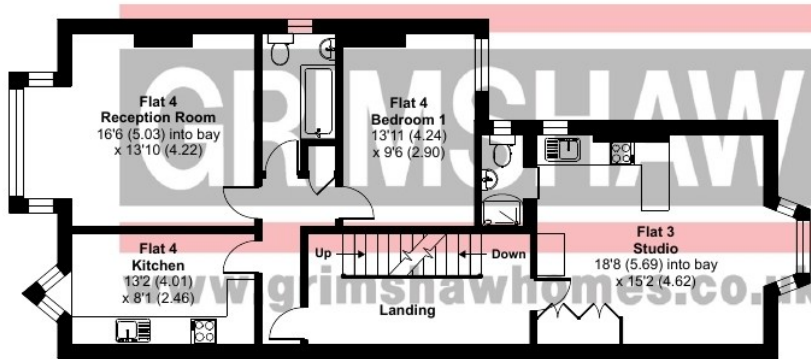
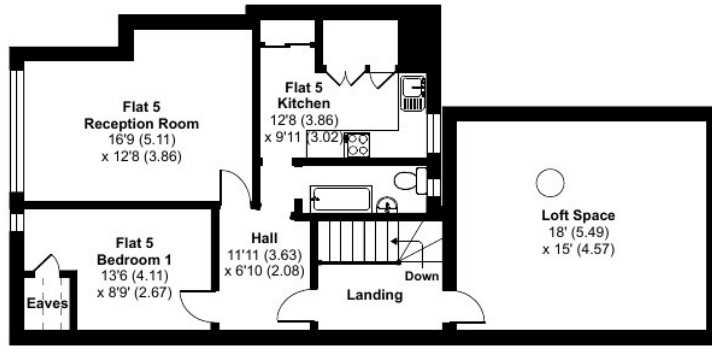
Limited Use Area(s) = 13 sq ft / 1.2 sq m

Total = 3232 sq ft / 300.2 sq m

For identification only - Not to scale



Denotes restricted head height





EPC Ratings = Flat 1: E
Flat 2: D
Flat 3: C
Flat 4: C
Flat 5: D

Council tax bands = Flat 3: B (£1,515.37 for 2024/2025)
Flat 1: C (£1,731.86 for 2024/2025)
Flats 2, 4 & 5: D (£1,948.34 for 2024/2025)

Local authority: London Borough of Ealing

Parking: Controlled parking zone: Ealing Common Zone G

Accessibility: Staircase for access to upper floor flats 3, 4 and 5

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.

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