



Horn Lane, Acton, London W3 6TQ
Price £849,950 Freehold - No Chain

A well-presented 5-bedroom Edwardian terraced property arranged over three floors with a paved west-facing rear garden and potential to extend (subject to usual regulations).

The entrance hall leads to 2 reception rooms (1 used as a bedroom with a door to the rear garden), a shower room and a large kitchen / breakfast room with double doors to the rear garden. On the first floor are 4 bedrooms and a family bathroom with a separate WC. Up to the second floor with a bedroom.

Conveniently situated approximately 1.4 miles from **Acton Main Line station** with Elizabeth Line connection, approximately 1.4 miles from **Acton Central** Overground station and 0.9 miles to the fashionable Churchfield Road with a variety of local shopping facilities, bars and restaurants.

The beautiful open spaces of Acton park, North Acton playing fields and Morrisons Superstore are nearby. With access to Westfield Shopping Centre and also **Ealing Broadway** station with Elizabeth Line connection & town centre.

Road connections are A4 and M40 motorway.

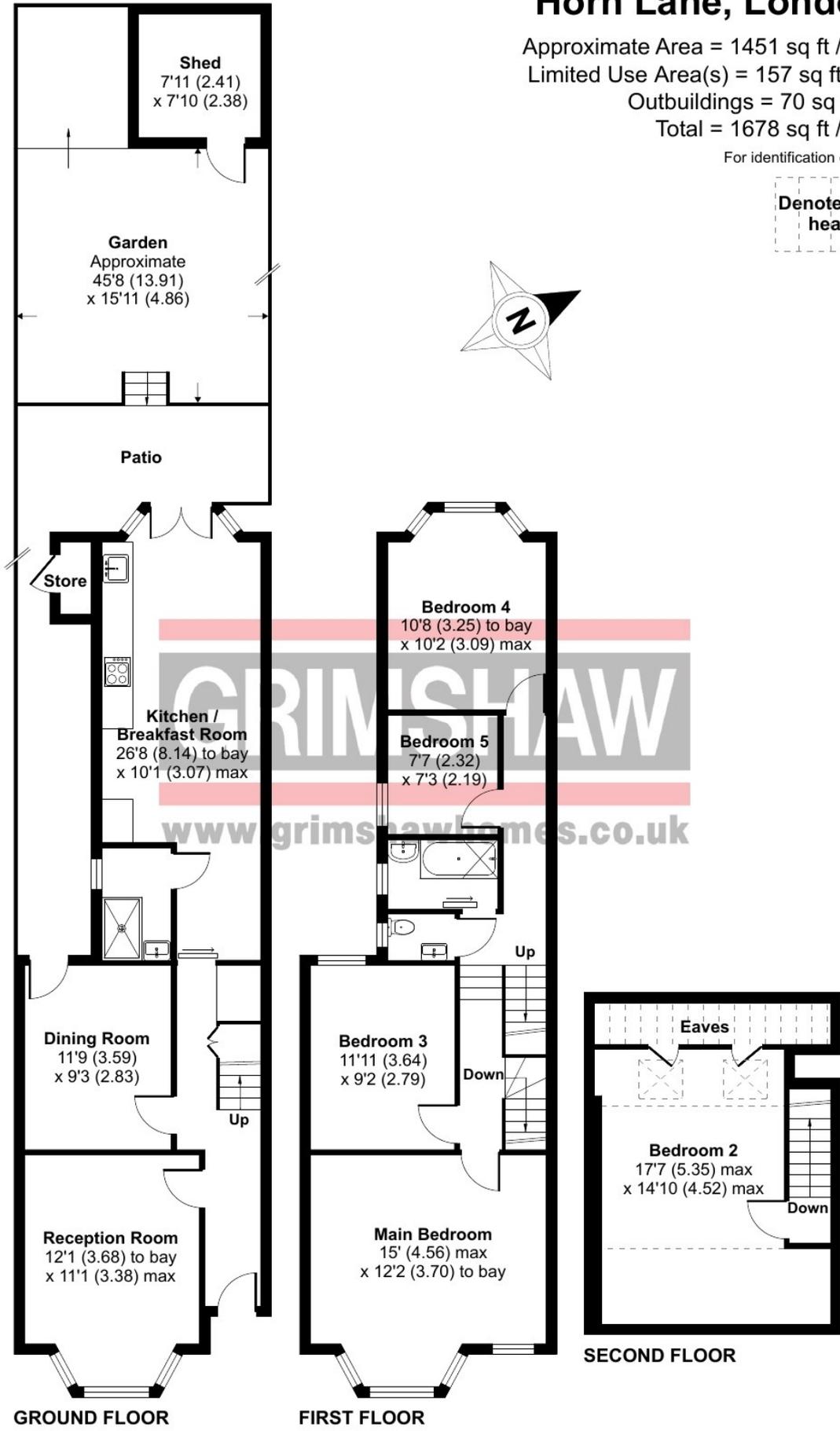


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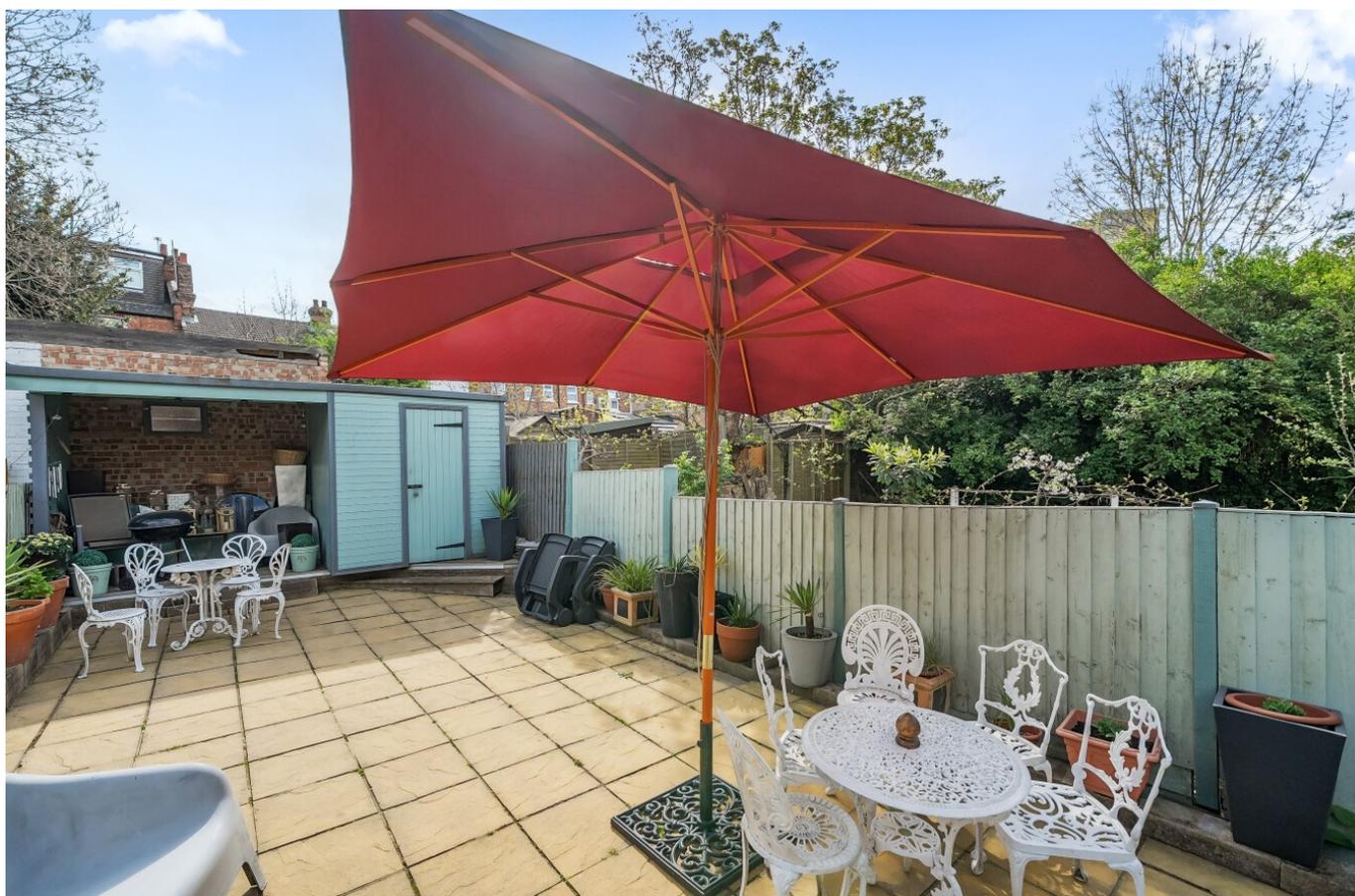
Approximate Area = 1451 sq ft / 134.8 sq m
 Limited Use Area(s) = 157 sq ft / 14.6 sq m
 Outbuildings = 70 sq ft / 6.5 sq m
 Total = 1678 sq ft / 155.9 sq m

For identification only - Not to scale

Denotes restricted head height



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EPC Rating = D

Council tax band = D (£2,041.02 for 2025/2026)

Local authority: London Borough of Ealing

Parking: On road parking. Controlled Parking Zone: Gypsy Corner Zone CC

Accessibility: Staircase

Connected services and utilities: Electricity: mains gas (Vaillant gas central heating boiler and radiator heating):
mains drainage: broadband connection: landline connection: bedroom added in the loft

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.

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