



**Creswick Road, West Acton, London W3 9HG**  
**Price £1,199,950 Freehold - No Chain**

Situated in a pleasant road within easy reach of both **West Acton** & **Acton Main Line** stations and local shopping parades. With access to **Ealing Broadway** station with Elizabeth Line & town centre and road connections for the M4 & M40 motorways. Local schools include St Vincent's (RC) Primary, The Japanese School and Twyford (C of E) High.

**A beautifully presented 5-bedroom semi-detached property with spacious accommodation arranged over three floors with luxury fittings, rear lawned garden of approx 116 ft and gated forecourt parking. The property has a rear summer house / studio flat.**

The accommodation comprises hall, 2 reception rooms (1 with access to the rear garden), luxury kitchen with a door to the rear garden, cloakroom, 5 bedrooms (1 with access to a balcony and 1 on the second floor), family bathroom, shower room and an en suite bathroom.

There is a rear lawned garden of approx 116 ft and gated paved forecourt parking.

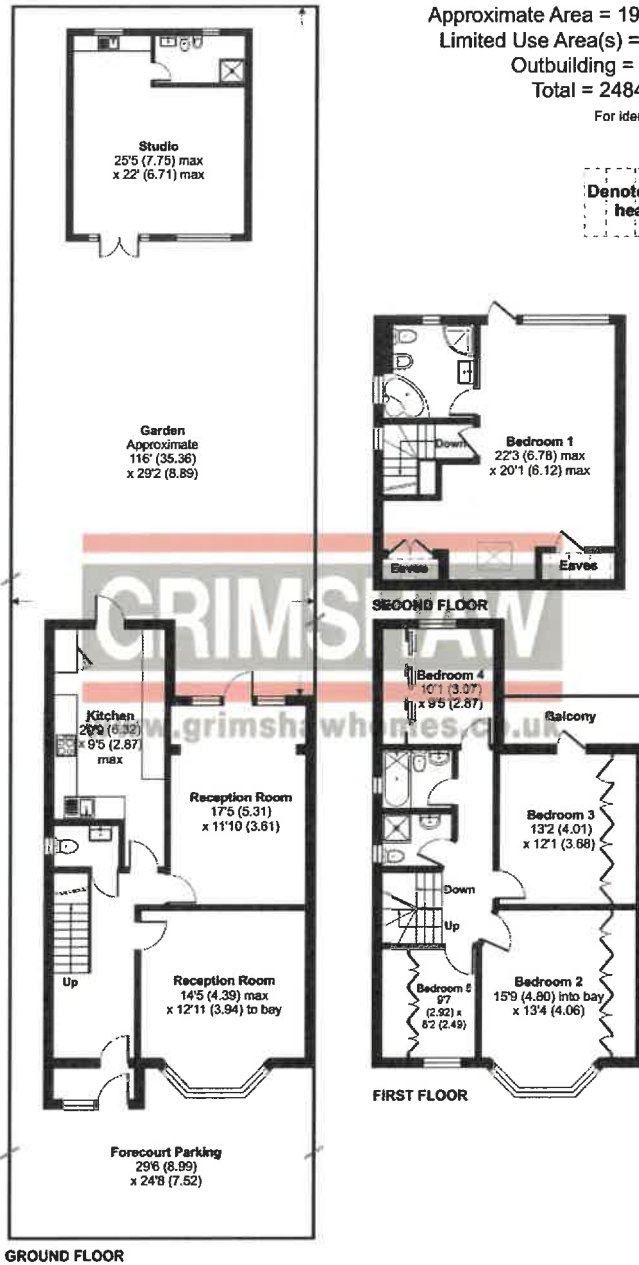




# Creswick Road, London, W3

Approximate Area = 1905 sq ft / 177 sq m  
Limited Use Area(s) = 20 sq ft / 1.8 sq m  
Outbuilding = 559 sq ft / 52 sq m  
Total = 2484 sq ft / 230.7 sq m  
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential) © ncbcom 2022 Produced for Grimshaw & Co REF: 911778

EPC Rating = F

Council tax band = F (subject to confirmation)

**VIEWING STRICTLY BY APPOINTMENT - All negotiations should be conducted through Grimshaw & Company, who will be pleased to arrange appointments and provide further information.**

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REF 9649

Grimshaw and Co, 5 Station Parade, Ealing Common, London W5 3LD

