



Lynton Terrace, Lynton Road, West Acton, London W3 9DU
Price: £855,000 Freehold - No Chain

Situated in a popular West Acton location and well-placed for **West Acton** and **Ealing Common** stations with local shopping facilities. With access to **Ealing Broadway** station with Elizabeth Line connection & town centre. Road connections to A4, M4 & M40 motorways. Good local schools include The Japanese School, Ellen Wilkinson High for Girls, Twyford CofE High, Holy Family Catholic Primary, West Acton Primary and Ada Lovelace CofE High.

A 3-bedroom end-of-terrace property with accommodation arranged over two floors. The property has a large rear lawned garden and off-street parking.

The accommodation comprises hall, 2 reception rooms (1 open-plan with kitchen / dining room and utility area), ground-floor shower room, 3 bedrooms and a bathroom.

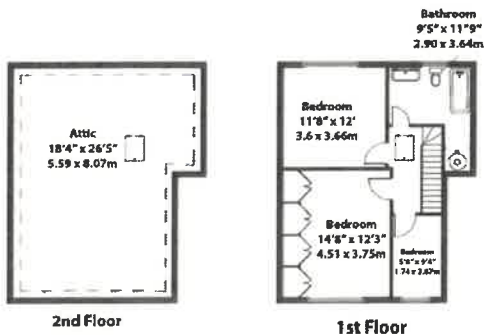
There is a large rear lawned garden with paved terrace and to the front off-street parking.



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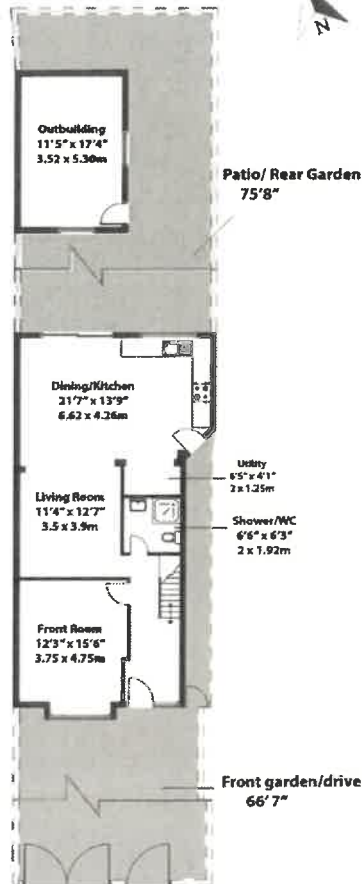
Approx. Total Area - 1309 sq ft / 121.62 sq m
 Limited Use Area (s) - 115.43 sq ft / 10.724 sq m
 Outbuilding - 200 sq ft / 18.65 sq m
 Attic - 485.59 sq ft / 45.12 sq m
 Total - 2111 sq ft / 196.12 sq m

For Identification Only



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale.



Floor plan and photographs supplied by vendor
 EPC Rating = D
 Council tax band = F (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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Grimshaw and Co, 5 Station Parade, Ealing Common, London W5 3LD