



**Princes Avenue, Acton, London W3 8LZ**  
**Price: £730,000 Freehold - No Chain**

Situated in an attractive residential location, in the **Gunnersbury Triangle** conservation area. A few minutes' walk away from the lovely open space of Gunnersbury park and 3 minutes walk to **Acton Town** station with local shopping facilities and restaurants. Also within walking distance to Chiswick High Road and Kew Gardens. With access to **Ealing Broadway** station with Elizabeth Line connection & town centre with numerous restaurants, bars and shopping facilities. Road connections for A4 and the M4 & M40 motorways. Nearby to good schools.

**A 3-bedroom terraced house in need of updating / modernisation and arranged over two floors. With a west-facing rear garden and garage at the rear.**

The accommodation comprises entrance hall, 2 reception rooms, kitchen, 3 bedrooms and a bathroom with separate WC.

There is a west-facing rear paved patio garden of approx 39' and a garage at the rear onto a service road.





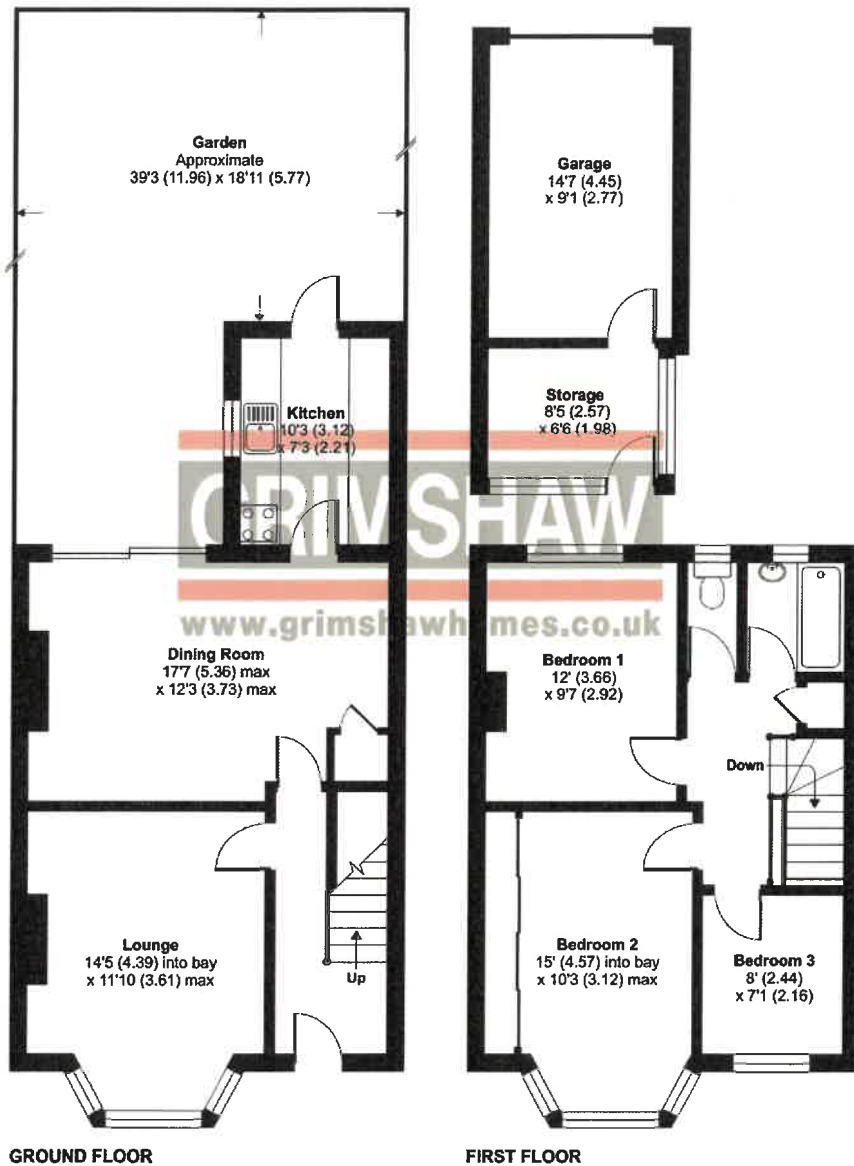
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Approximate Area = 1132 sq ft / 105.2 sq m (includes garage)

Storage = 55 sq ft / 5 sq m

Total = 1187 sq ft / 110.3 sq m

For identification only - Not to scale



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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential) © nitchcom 2023 Produced for Grimshaw & Co. REF: 952235

EPC Rating = E

Council tax band = E (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.

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