



Princes Gardens, West Acton, London W3 0LT
Price: £789,950 Freehold - No Chain

Situated in a sought-after location, on the popular **Hanger Hill Garden Estate** a conservation area and within walking distance to **West Acton**, **North Ealing** and **Park Royal** stations. Access to **Ealing Broadway** station with Elizabeth Line connection & town centre. Good local road connections include A40 and the M4 & M40 motorways. Well-placed for local schools including Acton High, West Acton Primary, Ellen Wilkinson High, St Vincent's Primary, Twyford CofE High, Derwentwater Primary, Ada Lovelace CofE High, Holy Family Catholic Primary and The Japanese School.

A 3-bedroom terraced Tudor-style property with accommodation on two floors and needing updating throughout.

The ground-floor accommodation comprises entrance hall, 2 reception rooms and a kitchen. On the first floor are 3 bedrooms and a bathroom with separate WC.

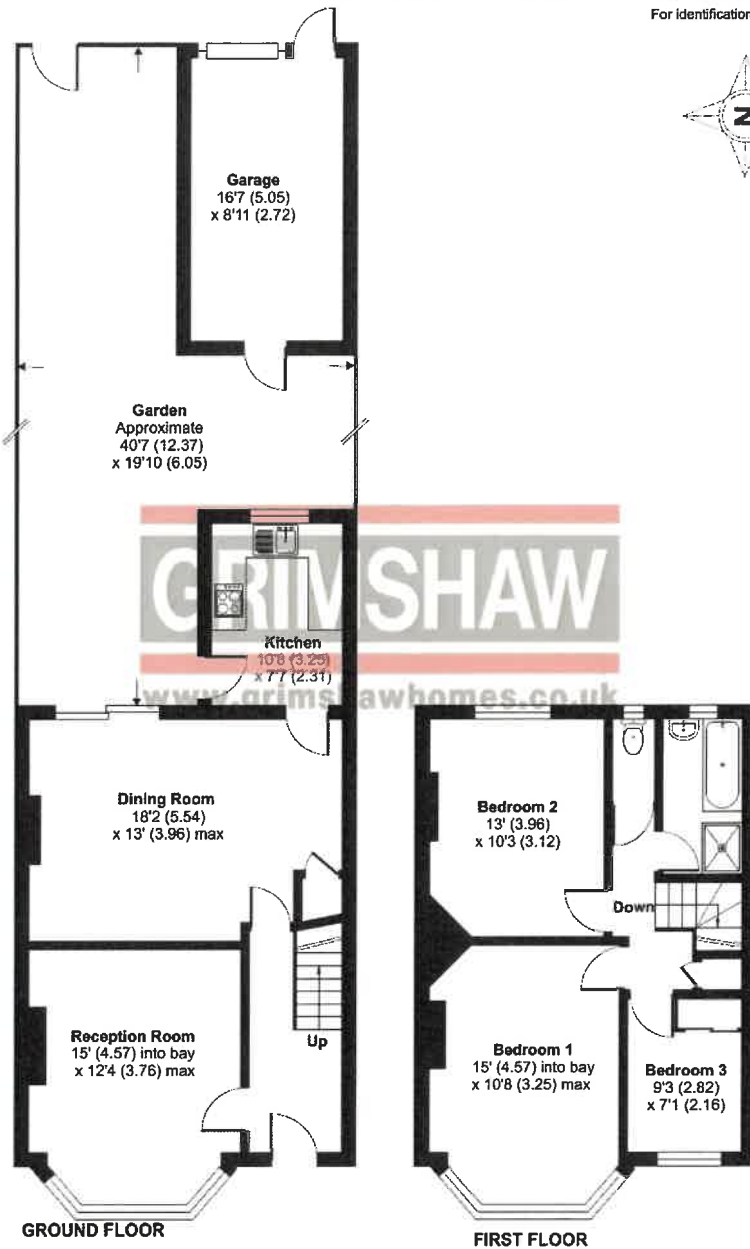
There is a front garden, rear garden of approx 40ft and a garage at the rear on to a service road.



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Approximate Area = 1216 sq ft / 112.9 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential) © Grimshaw 2023. Produced for Grimshaw & Co REF: 991922

EPC Rating = D

Council tax band = G (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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