



Twyford Avenue, West Acton, London W3 9QB
Rental: £8,500 per calendar month furnished / unfurnished

An outstanding 5-bedroom Victorian halls-adjointing semi-detached residence on three floors. The property has been extensively refurbished and redesigned in the period to an exceptional standard to provide sumptuously appointed period residence with the benefit of luxury modern amenities. The property combines the very best of period features and modern amenities.

The accommodation comprises vestibule entrance and hall, 2 reception rooms - 1 with kitchen area, utility room, useful cellar, cloakroom, 5 bedrooms, 2 bathrooms and an en suite shower room.

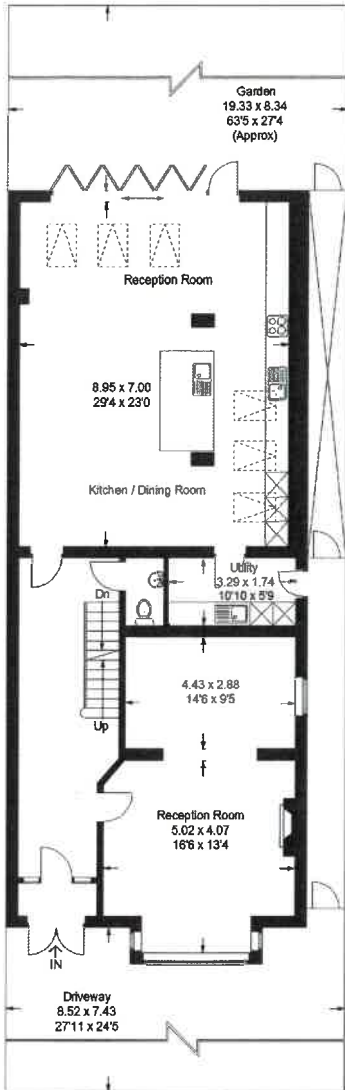
Outside there is a private rear lawned garden of approx 63ft with terrace and playing fields beyond. To the front flagstone forecourt with off-street parking.

Situated in this sought-after tree-lined Avenue with access to **West Acton** and **Ealing Common** stations both with local shopping facilities. Also access to **Ealing Broadway** station with Elizabeth Line connection, Ealing town centre and road connections for A40 for Westfields Shopping Centre and the M4 & M40 motorways. Local schools include Ellen Wilkinson High, Twyford CofE High, The Japanese School, Holy Family Catholic School and transport connections for Durston House, St Benedict's Notting Hill & Ealing High, St Augustine's Priory, Harvington Prep and Ada Lovelace CofE High.

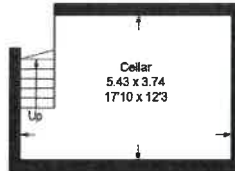
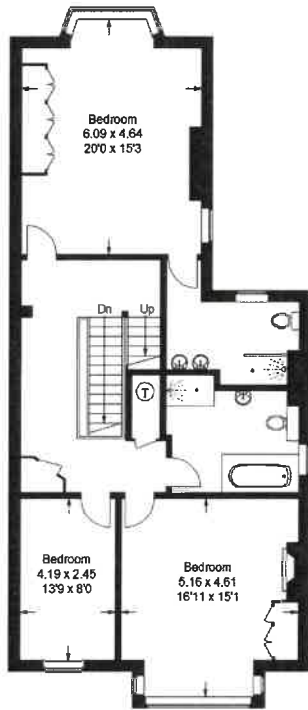


Twyford Avenue

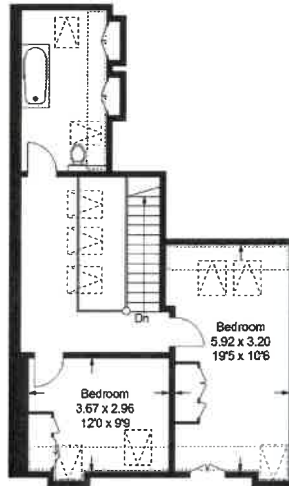
Approximate Gross Internal Area (including Reduced Headroom) = 295 sq m / 3176 sq ft
 Cellar = 19.5 sq m / 210 sq ft
 Total = 314.5 sq m / 3386 sq ft



= Reduced headroom below 1.5 m / 5'0"



Cellar



Second Floor

Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
 Floorplans4Sketch.com © 2017 (ID 312264)



(Photographs taken previously)
 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.

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

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