



Grimshaw & Co

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.



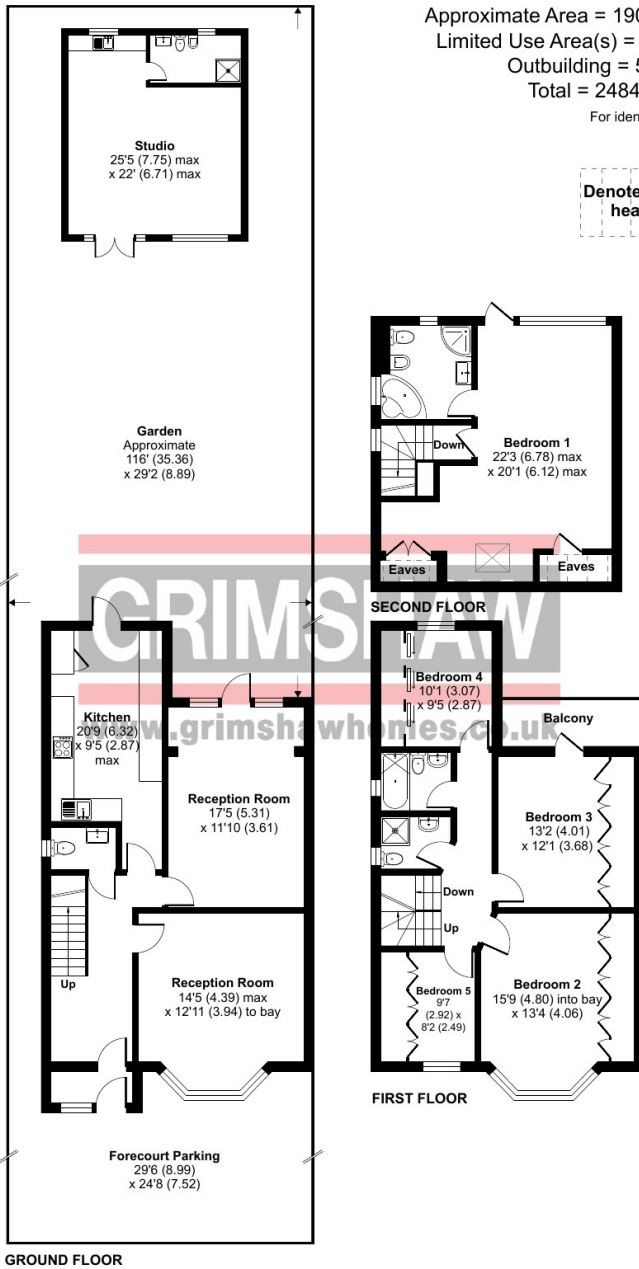
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Approximate Area = 1905 sq ft / 177 sq m
 Limited Use Area(s) = 20 sq ft / 1.8 sq m
 Outbuilding = 559 sq ft / 52 sq m
 Total = 2484 sq ft / 230.7 sq m
 For identification only - Not to scale



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.

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.

08.06.2023

REF 9649

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

