



Carbery Avenue, West Acton, London W3 9AL
Price: £1,650,000 Freehold - No Chain

Situated in a desirable tree-lined avenue, well-placed for both **Ealing Common** and **Acton Town** stations with local shopping facilities and access to **Ealing Broadway** station with Elizabeth Line connection & town centre. Road connections include A4, M4 & M40 motorways and A40/Western Avenue. With a good choice of local schools including Twyford CofE High, Ellen Wilkinson High, Ada Lovelace CofE High, Ark Acton Academy and St Vincent's Primary with access to Durston House, St Benedict's and Notting Hill & Ealing High.

A spacious 5-bedroom semi-detached house on two floors with side extension, west-facing rear garden of approx 41ft and paved forecourt parking.

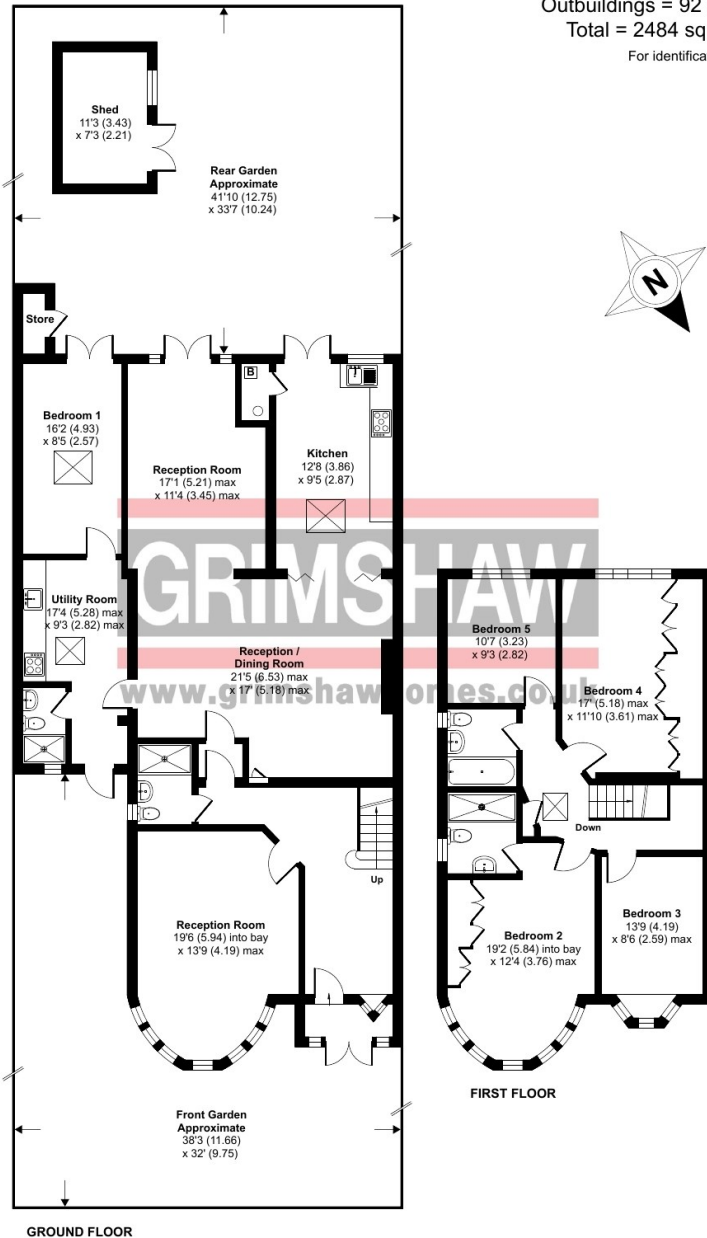
The accommodation comprises hall, wet room, 2 reception rooms (1 extended), rear fitted kitchen (extension), side extension (former garage) with a bedroom, shower room and utility area, 4 further bedrooms, family bathroom and an en suite shower room.

At the rear is a west-facing rear garden of approx 41' with terrace and to the front paved forecourt parking.



Carbery Avenue, London, W3

Approximate Area = 2392 sq ft / 222.2 sq m
 Outbuildings = 92 sq ft / 8.5 sq m
 Total = 2484 sq ft / 230.7 sq m
 For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Grimshaw & Co. REF: 830453



(Photographs taken previously)

EPC Rating = C

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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07.03.2024 Ref: 9828

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

