



The Ridgeway, Gunnersbury Triangle, Acton, London W3 8LL

Price £775,000 Freehold - No Chain

Situated on the Gunnersbury Triangle - a 4-bedroom, Tudor-style terraced property on three floors with south-facing rear lawn garden, front lawn garden and a garage at the rear.

The property comprises entrance hall, 2 reception rooms, fitted kitchen, 4 bedrooms, shower room with a separate WC and a bathroom.

Situated a few minutes' walk from the lovely wide open space of **Gunnersbury Park**. A short stroll to **Acton Town** tube station, with fast connections to Central London and Heathrow airport, as well as to Chiswick and Ealing shops, bars and restaurants. The house is in the catchment area for excellent local schools. There is easy access to the M4 and M40 motorways.

Gunnersbury Triangle Tennis Club is nearby which holds social events and is a hub for the local community.



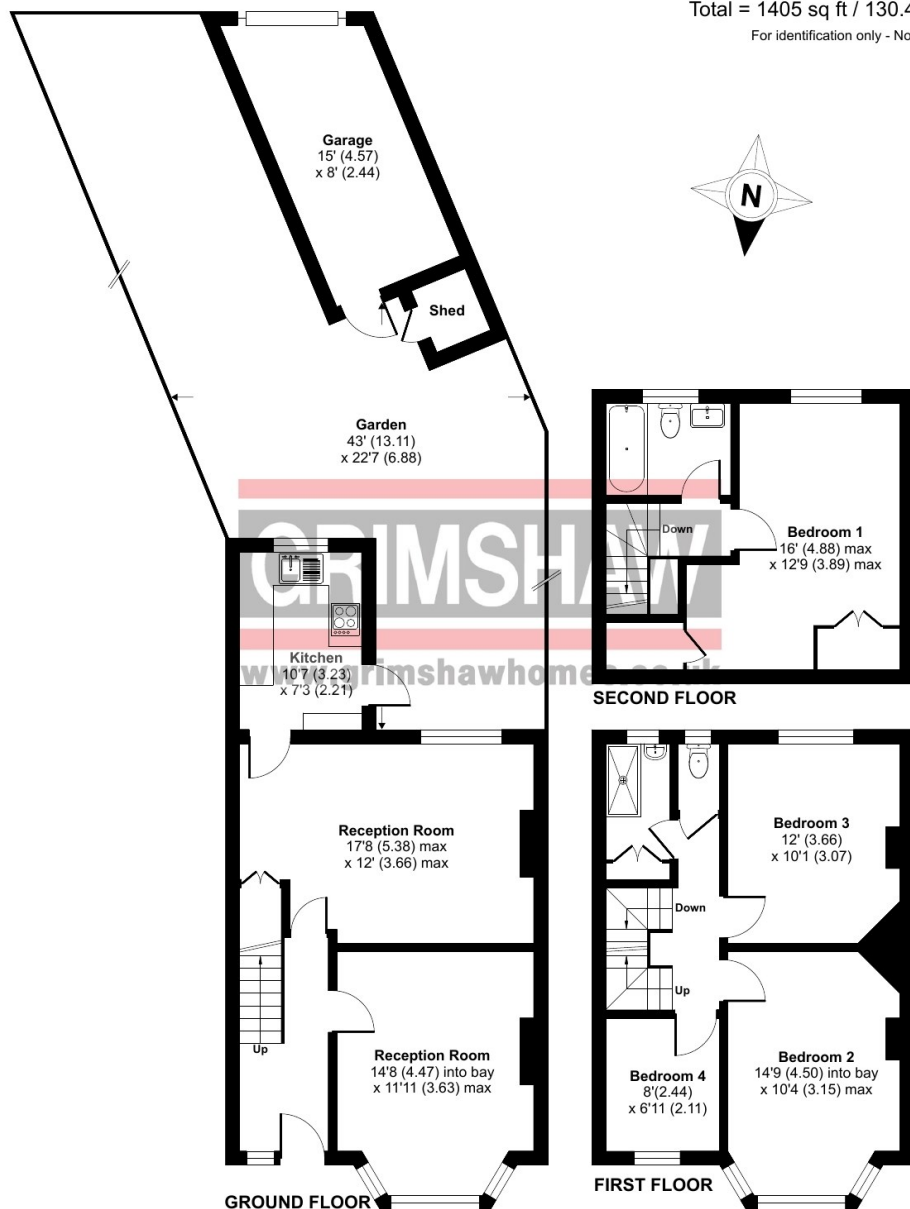
The Ridgeway, London, W3

Approximate Area = 1272 sq ft / 118.1 sq m

Garage = 133 sq ft / 12.3 sq m (exclude shed)

Total = 1405 sq ft / 130.4 sq m

For identification only - Not to scale



EPC Rating = E
Council tax band = F (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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