



## Princes Gardens, West Acton, London W3 0LG

### Price £899,950 Freehold

**Facing an ornamental green - a 3-bedroom Tudor-style end-of-terrace property on two floors with a balcony overlooking the front, west-facing rear lawn garden of approx 53ft with rear access and a garage at the rear.**

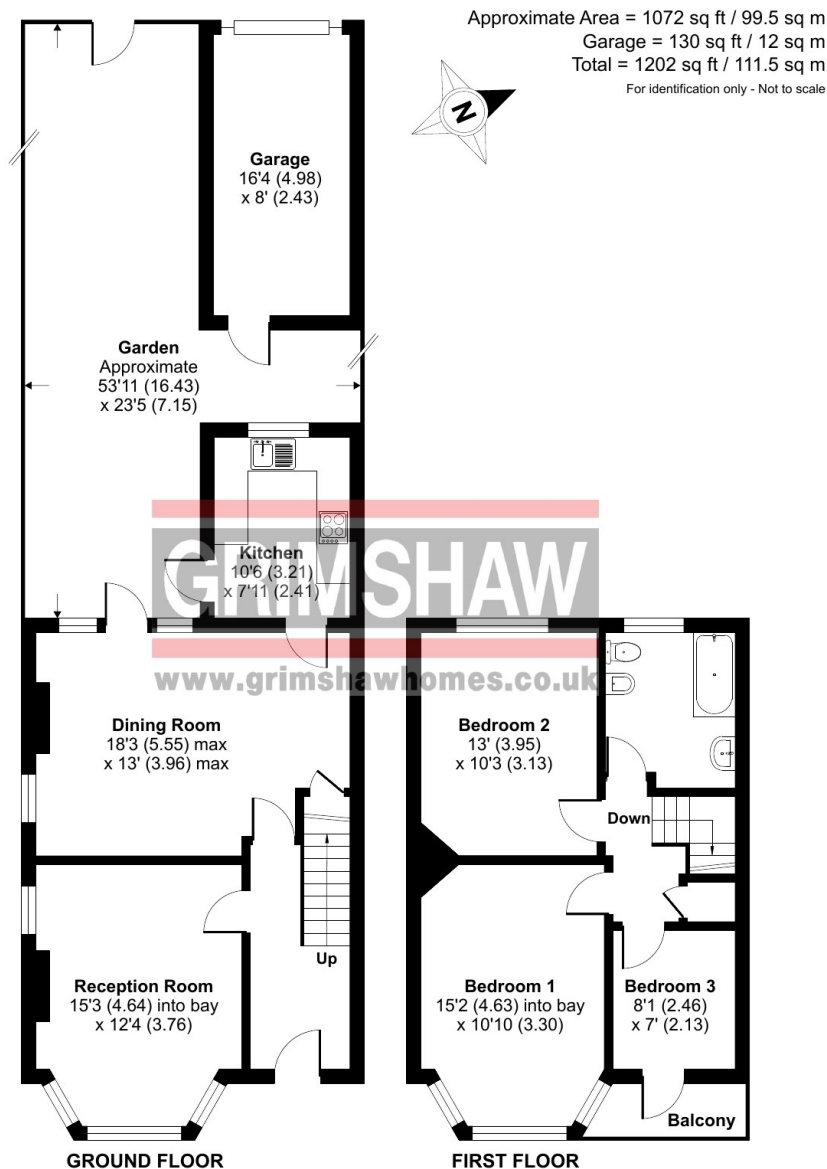
The accommodation comprises entrance hall, 2 reception rooms (1 at the rear with access to the garden), fitted kitchen, 3 bedrooms (1 with access to the balcony) and a family bathroom.

Outside is a front garden, a **west-facing** rear lawn garden of approx 53ft with rear access and a garage at the rear.

Situated on the favoured **Hanger Hill Garden Estate** a conservation area. Within walking distance to **West Acton** station and close to both **North Ealing** & **Park Royal** stations with local shopping facilities. Access to **Ealing Broadway** station with Crossrail link connection & town centre with shopping facilities, bars and restaurants. Road connections for M4 & M40 motorways.

Well-placed for a number of local schools including Ellen Wilkinson High, West Acton Primary, Acton High, The Japanese School, Ada Lovelace CofE High, Holy Family Catholic Primary, Twyford CofE High, West Twyford Primary and St Vincent's Primary.

## Princes Gardens, London, W3



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Grimshaw & Co. REF: 1239134

EPC Rating = E Council tax band = G (£3,247.24 for 2024/2025)

Local authority: London Borough of Ealing

Parking: Garage at the rear with rear access. Controlled parking zone: West Acton Zone (Z)

Accessibility: Staircase

Connected services and utilities: Electricity: mains gas (boiler and radiator heating): mains drainage

Surface water: 'Medium' means between 1% and 3.3% chance of a flood each year.

Rivers and sea: 'Very low' means less than 0.1% chance of a flood each year.

All 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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