



**King Edwards Gardens, Acton, London W3 9RF**  
**Price £699,950 Share in Freehold - No Chain**

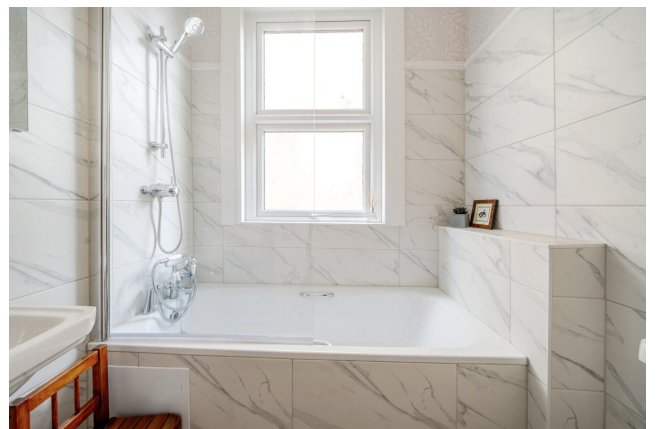
**A recently refurbished, beautifully presented and spacious 2 double bedroom first floor flat with own front door, a new fitted kitchen and 24ft loft room.**

The entrance and stairs leads to a reception room of approximately 16ft, 2 good sized bedrooms, fitted kitchen, bathroom and a separate WC. There are stairs from the reception room leading to a spacious 24ft loft room.

Situated in a popular location, approximately 0.4 miles from **Ealing Common** station with local shopping facilities, bars & restaurants and 0.4 miles from **Acton Town** station also with local shops. With access to **Ealing Broadway** station with Elizabeth Line connection & town centre with numerous shopping facilities, bars and restaurants and also buses to Westfields Shopping Centre.

Well-placed for local schools including Twyford CofE High, St Vincent's Primary, Ellen Wilkinson High, Berrymede Junior, Berrymede Infant and Ark Acton Academy.

Road connections for M4 / M40 motorways, A4, A40 and North Circular Road.

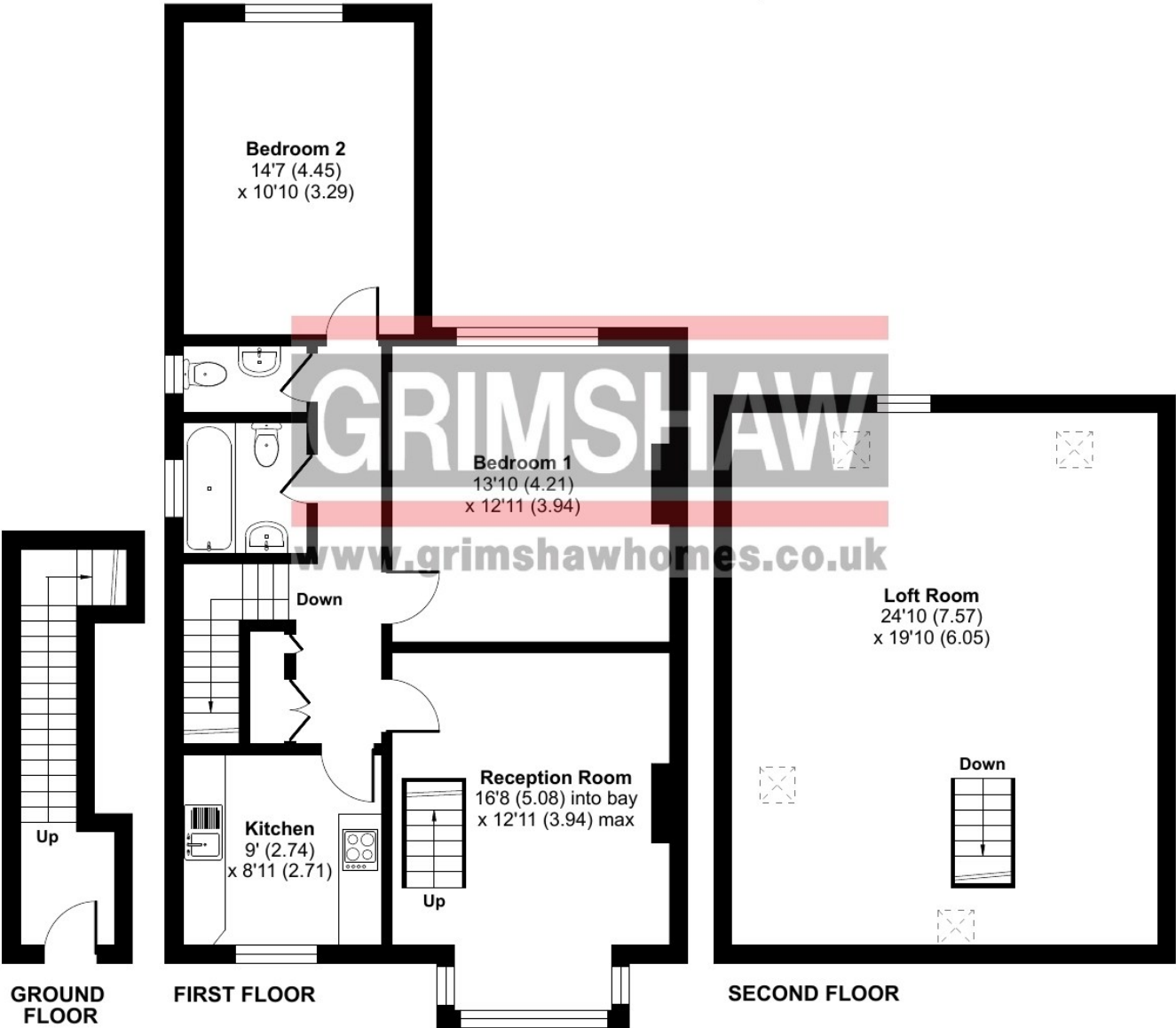




# King Edwards Gardens, London, W3

Approximate Area = 1376 sq ft / 127.8 sq m

For identification only - Not to scale





EPC Rating = E

Council tax band = E (£2,494.57 for 2025/2026)

Local authority: London Borough of Ealing

Parking: Public on road parking. Controlled Parking Zone Ealing Common Zone G

We understand property was built in 1911

Connected services and utilities: Electricity: mains gas (condensing boiler and gas radiator heating): mains drainage: no broadband but is available in the street: currently no landline but can be reconnected: loft is boarded and insulated

Surface water : 'Very low' means less than 0.1% 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.

09.06.2025

Ref: 9971

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