



Princes Gardens, West Acton, London W3 0LJ

Price £874,995 Freehold - No Chain

A well-presented 4-bedroom Tudor-style end-of-terrace property arranged over three floors with a rear lawn garden of approx 43ft and garage at the rear.

The entrance hall leads to 2 connecting reception rooms with beamed ceiling, fireplace surround and fitted display shelves with cupboards and a fitted kitchen. The rear reception and kitchen both have doors leading to the rear garden.

On the first-floor are 3 bedrooms (bedroom 3 / study at the front has access to a balcony) and a family bathroom.

The second floor has a bedroom and an en suite shower room.

There are front and rear gardens. The rear garden is east-facing with side and rear access. The garage is at the rear of the property which leads on to a service road.

Situated on the favoured **Hanger Hill Garden Estate** a conservation area, access to both **West Acton & North Ealing** stations both with local shopping facilities as well as **Ealing Broadway** station with Elizabeth Line connection & town centre and the M4 & M40 motorways.

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

Princes Gardens, London, W3

Approximate Area = 1180 sq ft / 109.6 sq m

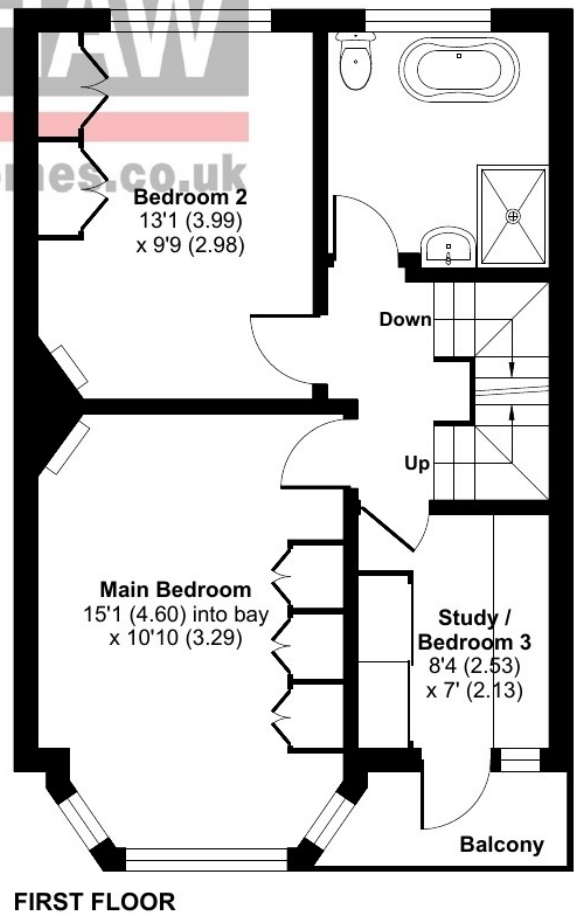
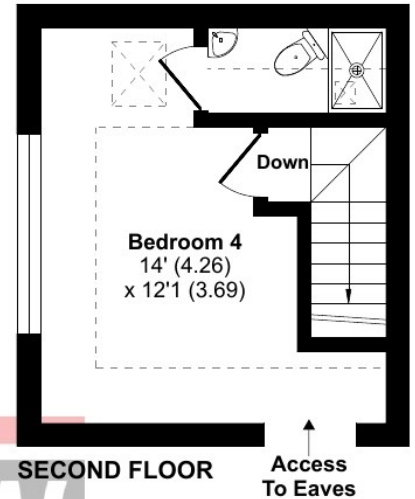
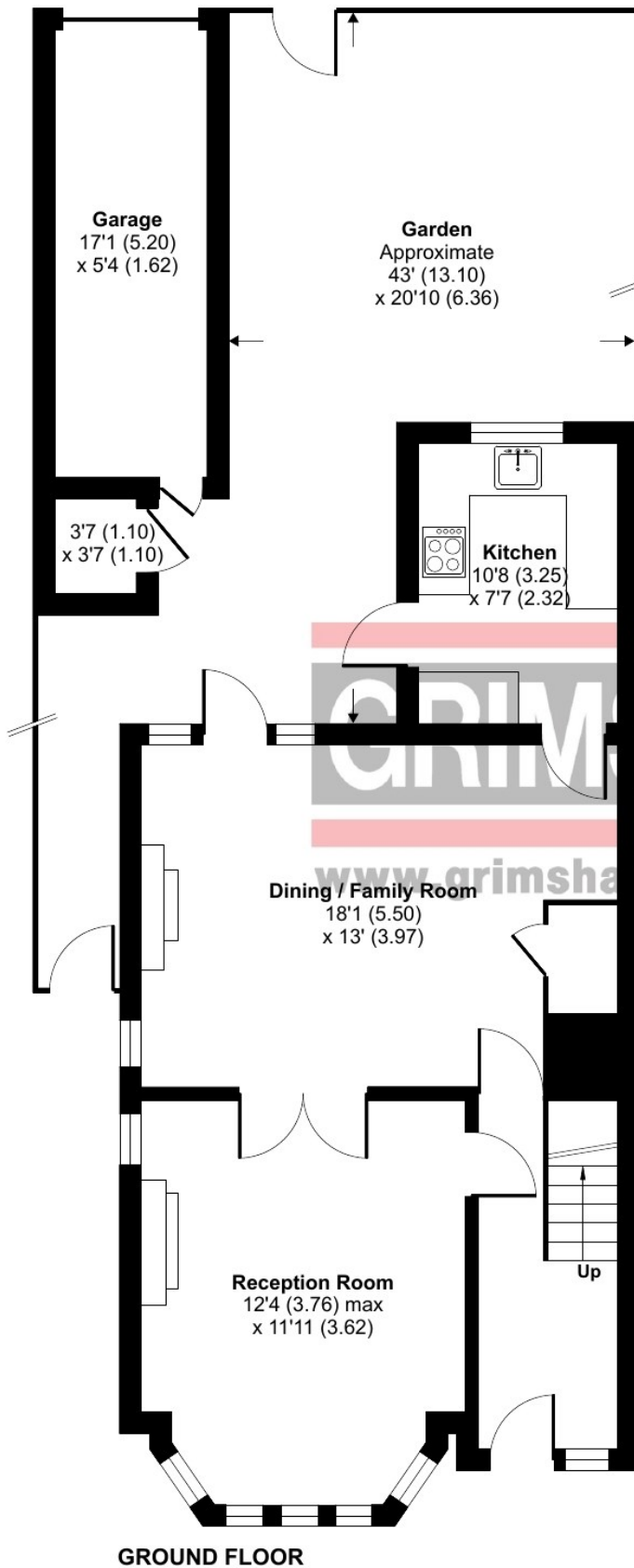
Limited Use Area(s) = 70 sq ft / 6.5 sq m

Garage = 110 sq ft / 10.2 sq m

Total = 1360 sq ft / 126.3 sq m

For identification only - Not to scale

Denotes restricted head height



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: 1268316





EPC Rating = D

Council tax band = G £3,247.24 for current financial year 2024-2025

Local authority: London Borough of Ealing

Parking: Street parking - Controlled Parking Zone: West Acton Zone Z

Accessibility: Internal staircase

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

Flood risk: -

Surface water very low risk which means less than 0.1% chance of a flood each year.

Rivers and sea very low risk which 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.

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