



## **Princes Gardens, West Acton, London W3 0LT**

### **Price £910,000 Freehold - No Chain**

**A well-presented 4-bedroom Tudor-style terraced property on three floors with a front garden, lovely west-facing rear lawn garden of approx 54ft and garage at the rear.**

The entrance hall leads on to a through reception room with beamed ceiling and fitted display shelves with cupboards, fitted kitchen with access to the rear garden and a cloakroom.

On the first-floor are 3 bedrooms and a family bathroom. The second floor has a bedroom.

There are front and rear gardens. The rear garden is west-facing with 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, with access to both **West Acton** and **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, Ellen Wilkinson High, The Japanese School, Twyford CofE High and Ada Lovelace CofE High.

# Princes Gardens, London, W3

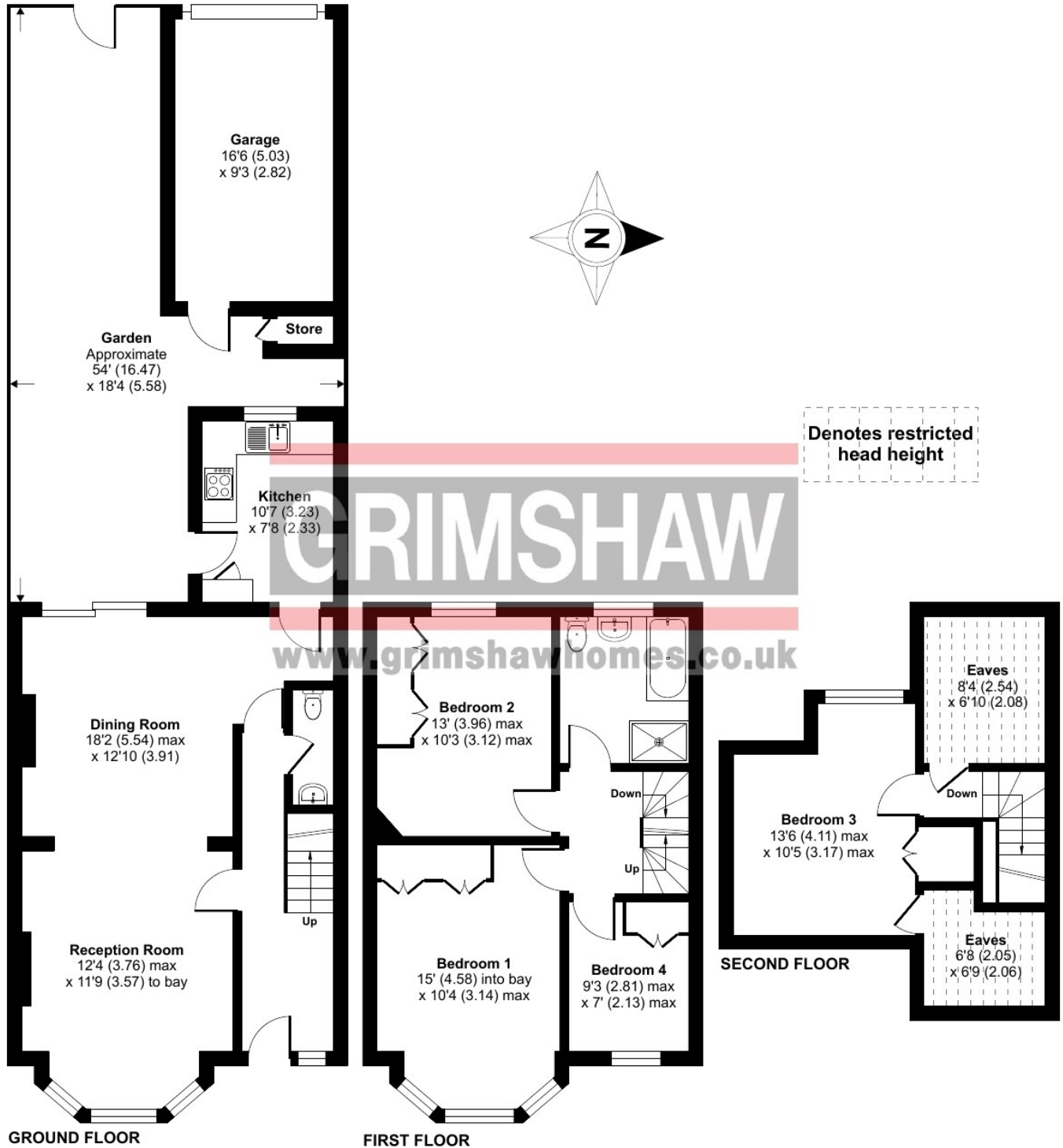
Approximate Area = 1241 sq ft / 115.2 sq m (excludes store)

Limited Use Area(s) = 114 sq ft / 10.5 sq m

Garage = 153 sq ft / 14.2 sq m

Total = 1508 sq ft / 140 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Grimshaw & Co. REF: 1315238









EPC Rating = D

Council tax band = G £3,401.70 for current financial year 2025-2026

Local authority: London Borough of Ealing

Parking: Brick garage at the rear onto a service road - CPZ area West Acton zone Z

Accessibility: Internal staircase

Connected services and utilities: Mains water and drainage, electricity, combi boiler, gas central heating and radiators, mains gas, broadband not connected, no landline.

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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