



Victoria Court, Kingsbridge Avenue, Acton, London W3 9AH
Price £399,950 Leasehold - No Chain

A 2-bedroom, 3rd-floor (top) purpose-built flat with a parking space.

The entrance hall (with useful storage cupboard) leads onto the kitchen, bathroom and reception room. There are two bedrooms which are accessed via the reception room. Outside there is a parking space.

Located approximately 0.5 miles from **Acton Town** station and local shops and 0.4 miles from **Ealing Common** station/shops/bars and the wide open spaces of the common. Located near to Gunnersbury park (approx 0.6 miles).

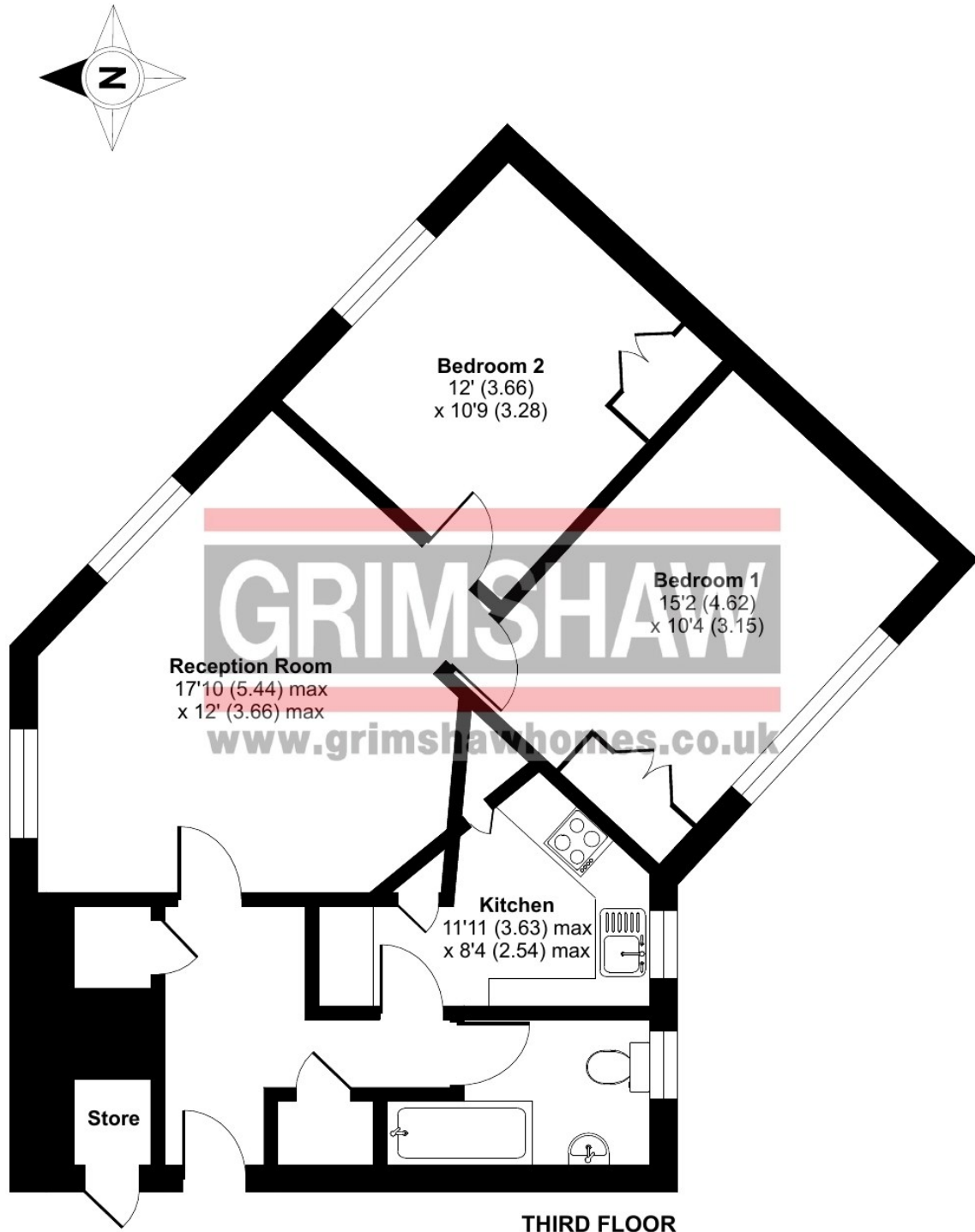
Local schools include Acton Gardens, St Vincent's Catholic and Grange Primary Schools and Ark Soane, Ark Academy and Twyford CofE High.

Good road links include the A406 and the A40.

Victoria Court, Kingsbridge Avenue, London, W3

Approximate Area = 736 sq ft / 68.3 sq m (excludes store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2025. Produced for Grimshaw & Co. REF: 1321684





EPC Rating = C

Council tax band = D (£2,041.02 for 2025 / 2026)

Lease: 115 years

Service charge: £1,006.81 every 6 months

Ground rent: £257 per annum

We understand that there will be a £600 contribution from each flat, for the installation of a lift

Local authority: London Borough of Ealing

Parking: reserved parking space and CPZ: Acton Town Parking Zone J

Accessibility: 3rd floor accessed via stairwell

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 the above are 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.

15.9.2025

Ref: 9995

Grimshaw and Co, 5 Station Parade, Ealing Common, London W5 3LD

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