



Princes Avenue, Acton, London W3 8LS
Price £775,000 Freehold - No Chain

**A 3-bedroom terraced residence arranged over two floors
with garage at the rear
and rear garden of approx 34'5 x 17'6**

Ground floor - hallway, dining room (with small conservatory), family room, sitting room, kitchen and cloakroom (WC and wash hand basin)

First floor - three bedrooms, shower room/WC

Outside - the rear garden is approximately 34'5 x 17'6 with terrace and garage.

Located on the **Gunnersbury Triangle**, a few minutes' walk to **Gunnersbury Park**, **Acton Town** station and local shops.

Local schools include Acton Gardens Primary and Ark Acton Academy.

Princes Avenue, London, W3

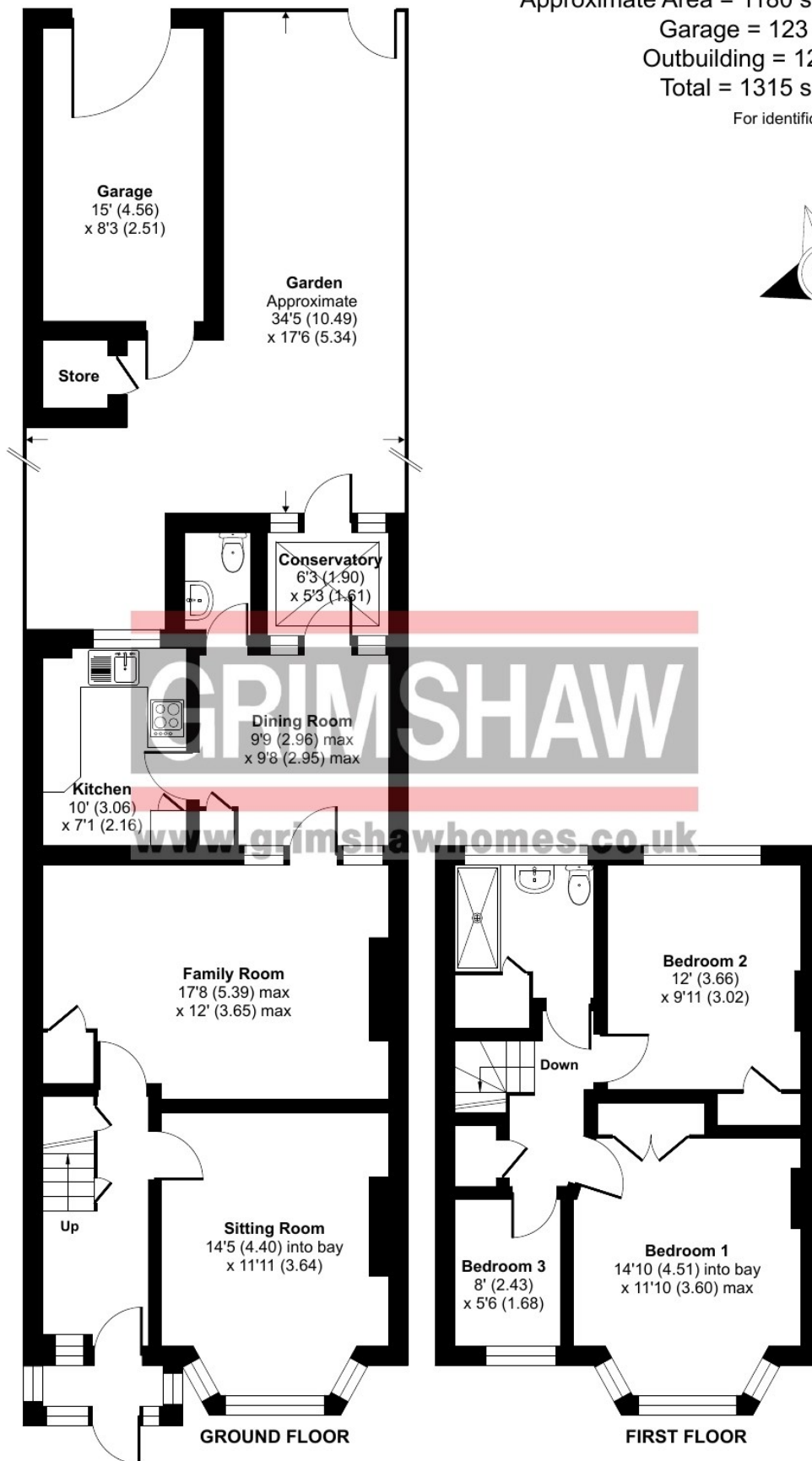
Approximate Area = 1180 sq ft / 109.6 sq m

Garage = 123 sq ft / 11.4 sq m

Outbuilding = 12 sq ft / 1.1 sq m

Total = 1315 sq ft / 122.1 sq m

For identification only - Not to scale







EPC Rating = D

Council tax band = E (£2,549.33 per annum)

Local authority: London Borough of Hounslow

Parking: Controlled parking zone (Gunnersbury Estate): garage at the rear

Accessibility: Internal staircase

Connected services and utilities: Gas supply: electricity supply: mains drainage: gas fired central heating and conventional boiler: insulated and partly boarded loft

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.

09.09.2025 Ref: 10010

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