



King Edwards Gardens, Acton, London W3 9RE

Price £620,000 Leasehold - No Chain

A spacious 2 double bedroom first-floor conversion flat with a balcony and set within an Edwardian semi-detached property with communal lawn rear garden.

The property has a good sized reception room approximately 22ft with access to a balcony at the front and open-plan with the kitchen area. There are 2 double bedrooms and a bathroom.

Situated in a popular location, approximately 0.4 miles from **Ealing Common** station with local shopping facilities, bars & restaurants and also approximately 1 mile from **Acton Town** station also with local shops.

Access to **Ealing Broadway** station with Elizabeth Line connection & town centre with numerous shopping facilities, bars and restaurants and also buses nearby towards Westfields Shopping Centre.

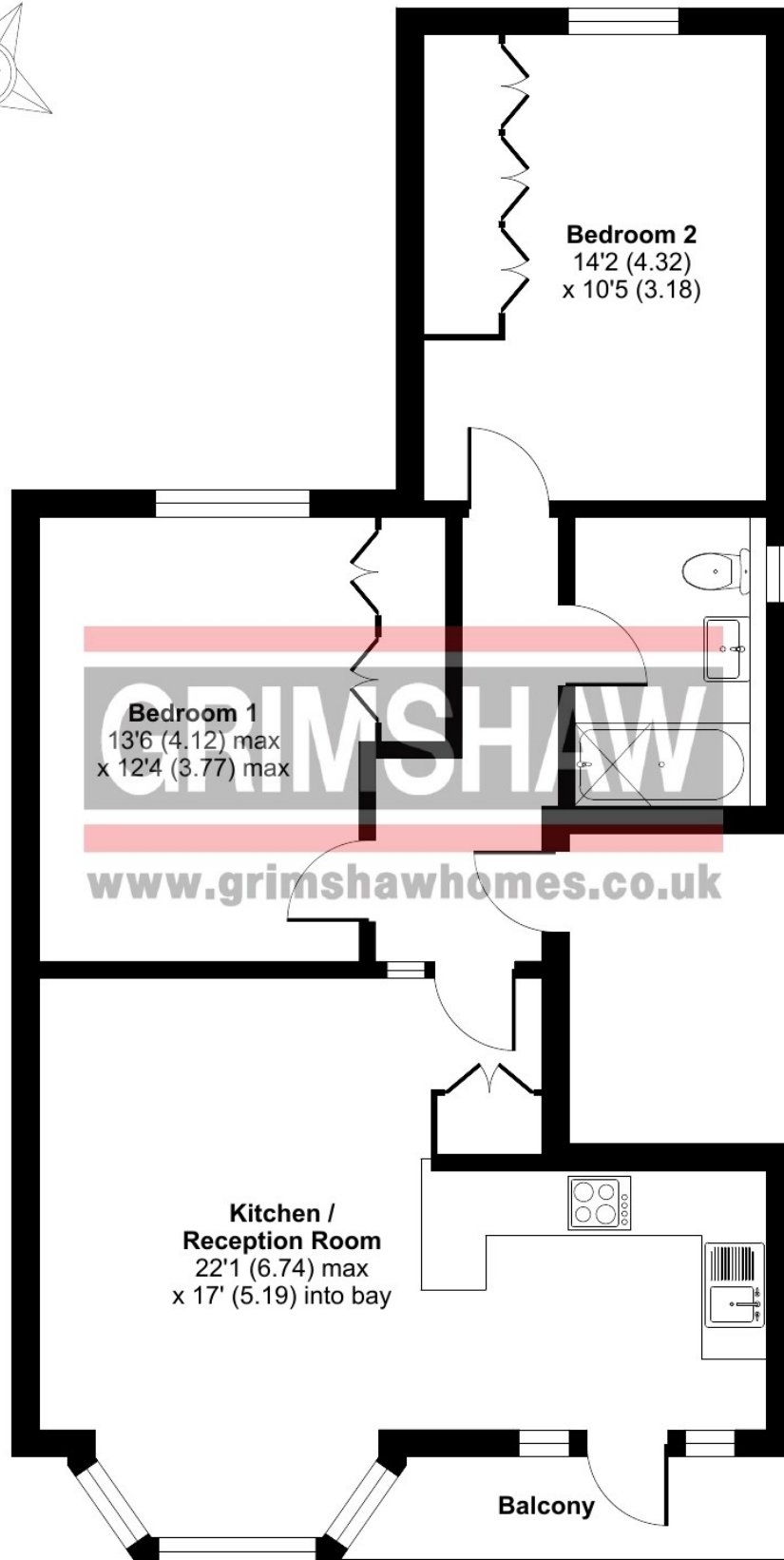
Well-placed for local schools including Twyford CofE High, St Vincent's Primary, Ellen Wilkinson High, Berrymede Junior, Berrymede Infant and Ark Acton Academy.

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

King Edwards Gardens, London, W3

Approximate Area = 715 sq ft / 66.4 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Grimshaw & Co. REF: 1345459



EPC = C

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

Lease: 118 years

Service charge: £1,880 per annum

Local authority: London Borough of Ealing

Parking: On road parking and CPZ: Ealing Common Zone G

Accessibility: Internal staircase

Connected services and utilities: Electricity: mains gas (Vaillant gas central heating boiler and radiator heating); mains drainage: underfloor heating; no broadband; no landline; loft conversion and single storey extension

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.

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