



Tudor Gardens, West Acton, London W3 0DU

Price £945,000 Freehold - No Chain

A beautifully-presented, light & airy 3-bedroom end-of-terrace residence on two floors and recently refurbished throughout by the current owner including new flooring, new kitchen and bathroom, acoustic double-glazed windows and doors and insulation to internal walls. With open rear aspect, front garden, garage at the rear, hardstanding at the rear for a second car and rear lawn garden of approx 44ft. There is potential for a ground-floor extension and loft conversion (subject to usual regulations).

Ground floor - hall with wood floor and cupboard under the stairs housing washing machine and dryer, front reception room with fireplace surround and parquet wood block floor, rear reception also with parquet wood block floor, sliding patio doors to the patio area and also open to the new kitchen with tiled floor, underfloor heating and a door to the rear garden.

First floor - three bedrooms and a very stylish family bathroom/WC with underfloor heating, a deep Japanese-style bath and a walk-in shower.

Outside - the secluded rear garden is approximately 44ft with side access, patio area and lawn. There is a garage at the rear with an attached outbuilding housing the boiler system with water softener. There is also hardstanding for a second car.

Situated on the favoured **Hanger Hill Garden Estate** a conservation area. Within walking distance to **West Acton** station and close to both **North Ealing** & **Park Royal** stations with local shopping facilities. Access to **Ealing Broadway** station with Elizabeth Line connection & town centre with shopping facilities, bars and restaurants. Road connections for M4 & M40 motorways.

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

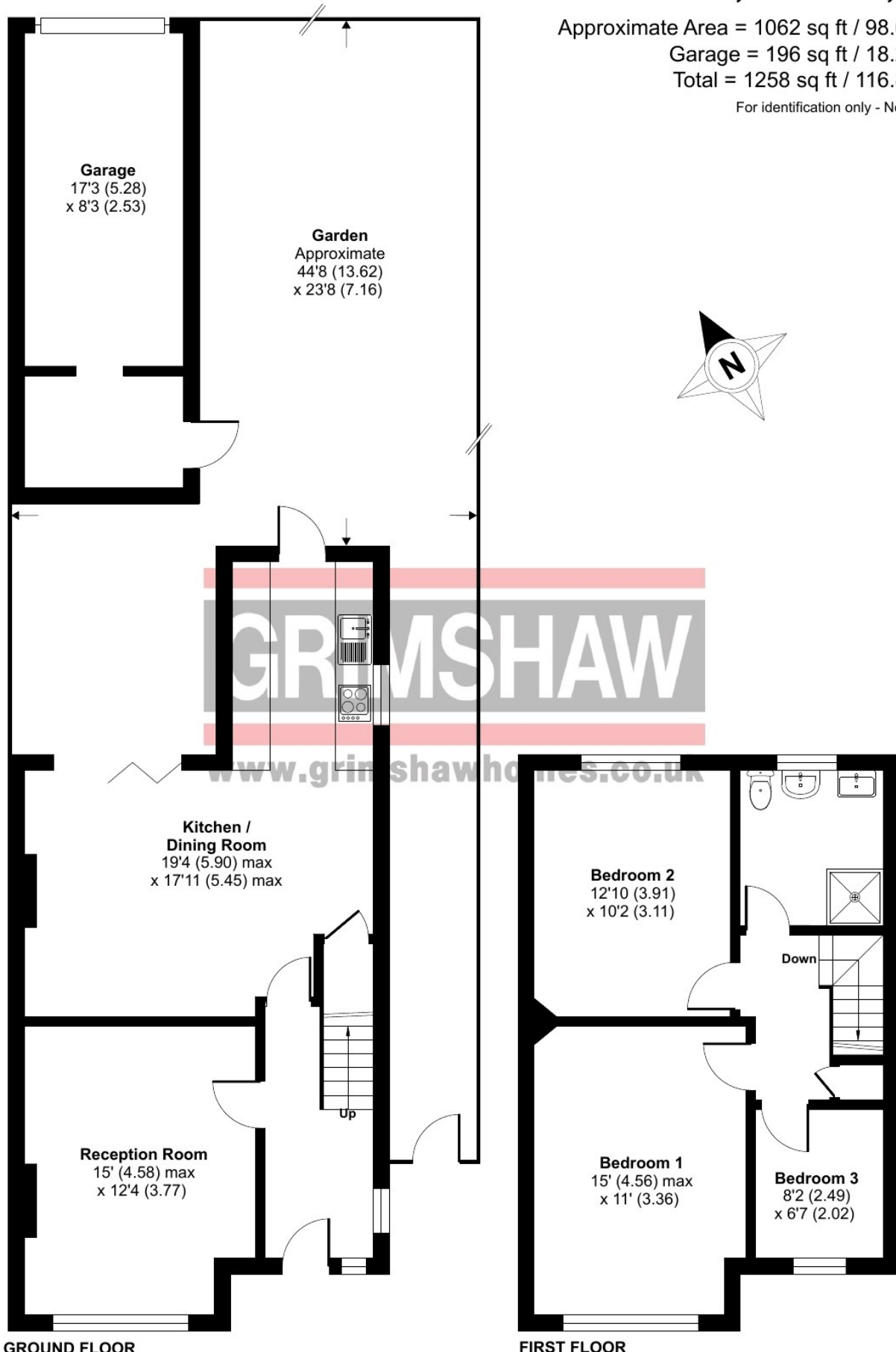
Tudor Gardens, London, W3

Approximate Area = 1062 sq ft / 98.6 sq m

Garage = 196 sq ft / 18.2 sq m

Total = 1258 sq ft / 116.8 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). © nchecon 2025. Produced for Grimshaw & Co. REF: 1360579





EPC Rating = C

Council tax band = G (£3,401.70 per annum)

Local authority: London Borough of Ealing

Parking: Garage at the rear and controlled parking zone (West Acton Zone Z)

Accessibility: Internal staircase

Connected services and utilities: Gas supply: electricity supply: mains drainage

General features: alarm: new boiler system: water softener: new acoustic double-glazed windows and doors: insulated walls: roof recently overhauled: new floors

Surface water : 'Low' means between 0.1% and 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.

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