



Princes Avenue, Acton, London W3 8LT
Price £860,000 Freehold - No Chain

A well-presented 1930s 4-bedroom terraced property arranged over three floors with a large double L-shaped reception room open-plan with the fitted kitchen.

Ground floor - entrance hall, large double L-shaped reception room with access to the rear garden and open-plan with the fitted kitchen.

First floor - 3 bedrooms and a family bathroom / WC.

Second floor - bedroom with an en suite shower room / WC.

Outside - the lovely southerly rear garden is approximately 49'11 x 18'6 (15.21m x 5.64m) with rear access and a detached studio (former garage) with a shower room / WC at the rear.

Situated on the favoured **Gunnersbury Triangle** conservation area, Gunnersbury Sports & Social Club with tennis courts, within walking distance of **Acton Town** station, local shops, **Gunnersbury Park** station and the lovely open space of Gunnersbury Park.

Access to **Ealing Broadway** station with Elizabeth Line connection & town centre and the M4 & M40 motorways.

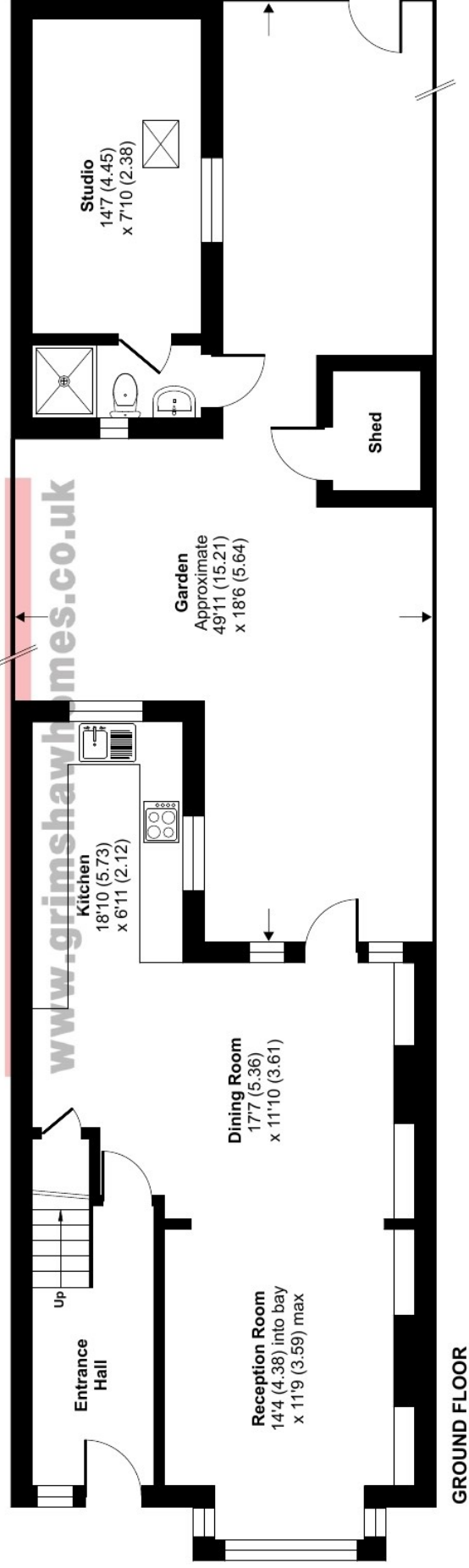
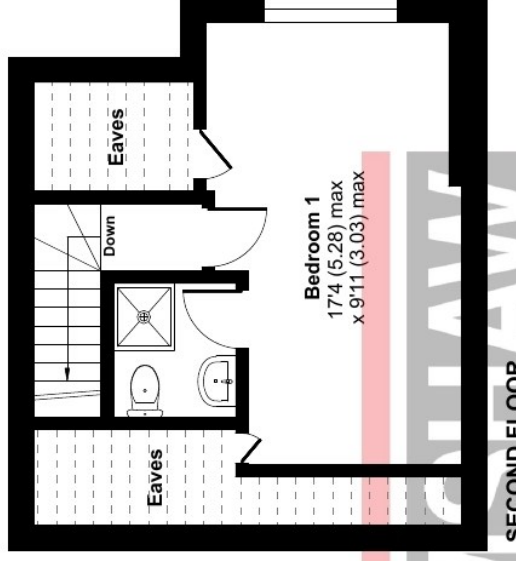
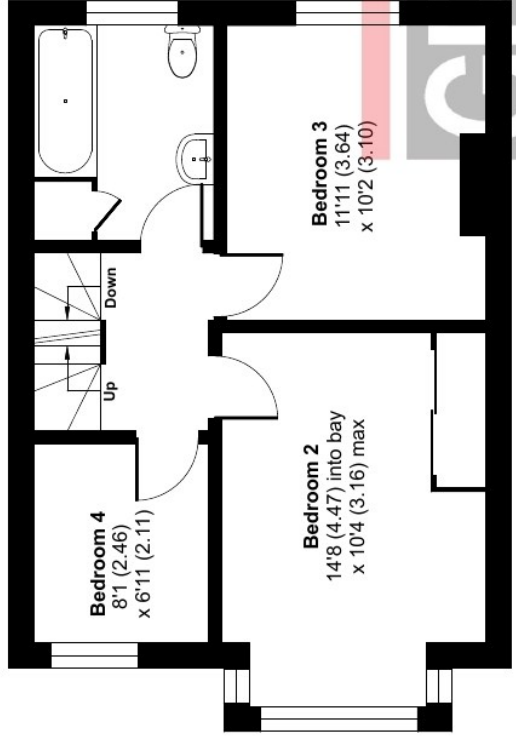
Princes Avenue, London, W3

Approximate Area = 1197 sq ft / 111.2 sq m (exclude shed)
 Including Limited Use Area(s) = 87 sq ft / 8 sq m
 Outbuilding = 144 sq ft / 13.3 sq m
 Total = 1428 sq ft / 132.5 sq m

For identification only - Not to scale



Denotes restricted head height







EPC Rating = D

Council tax band = E (£2,549.33 for 2025 / 2026)

Local authority: London Borough of Hounslow

Parking: On road parking and controlled parking zone (Gunnersbury Estate Zone GE)

Accessibility: Internal staircase

Connected services and utilities: Gas supply (gas central heating and combi boiler);
electricity supply: mains drainage: broadband connected: no landline: no CCTV: boarded
and insulated 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.

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