



Kingsbridge Avenue, Acton, London W3 9AJ

Price £1,675,000 Freehold - No Chain

GRIMSHAW

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Situated in a popular residential road - an impressive and substantial 5-bedroom family home offering beautifully presented and exceptionally versatile accommodation over three floors, together with off-street parking, an integral garage and a generous rear garden.

The ground floor opens into a welcoming entrance hall and provides an excellent balance of formal and informal living space. To the front is an elegant separate reception room featuring a characterful bay window, while to the rear the house opens into a superb kitchen, dining and family room - a wonderfully light and sociable space designed with both everyday family life and entertaining in mind.

Large glazed doors create a natural connection between the living space and the garden, providing an attractive outlook and easy access for outdoor dining and entertaining. The kitchen is further complimented by a separate utility room, pantry, a guest cloakroom and access to the integral garage.

The upper floors provide particularly generous and flexible accommodation. With 5 well proportioned bedrooms including an impressive principal bedroom suite, 2 bathrooms and additional rooms offering excellent potential for home working, guest accommodation or children's play / study areas.

Outside - the rear garden extends to approximately 43ft and provides a private space for relaxing and entertaining. To the front, the property benefits from off-street parking, an integral garage and an EV charging point, together with useful power and water connections.

Transport links include Acton Town (District Line & Piccadilly Line) station providing services towards Central London and beyond. The property is also within easy reach of Ealing Broadway with an excellent range of shops, restaurants and transport connections including Elizabeth Line.





Gunnersbury Park is also nearby, offering extensive green open space and recreational facilities.

For completeness, the rear garden backs onto the Piccadilly Line (Heathrow branch) only. This proximity also reflects the property's particularly convenient position for Acton Town station and London transport network.

With generous proportions, excellent entertaining space and approximately 2,761 sq ft of accommodation. This is a substantial and highly versatile family home in a well-connected west London location.

EPC Rating: D

Council tax band: F (£3,088.98 for 2026 / 2027)

Local authority: London Borough of Ealing

Parking: Integral garage and off-street parking. CPZ: Acton Town Zone J

Connected services and utilities: Electricity: mains gas (gas boiler); mains drainage: broadband connected: landline connected: loft insulated and partially boarded.

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.

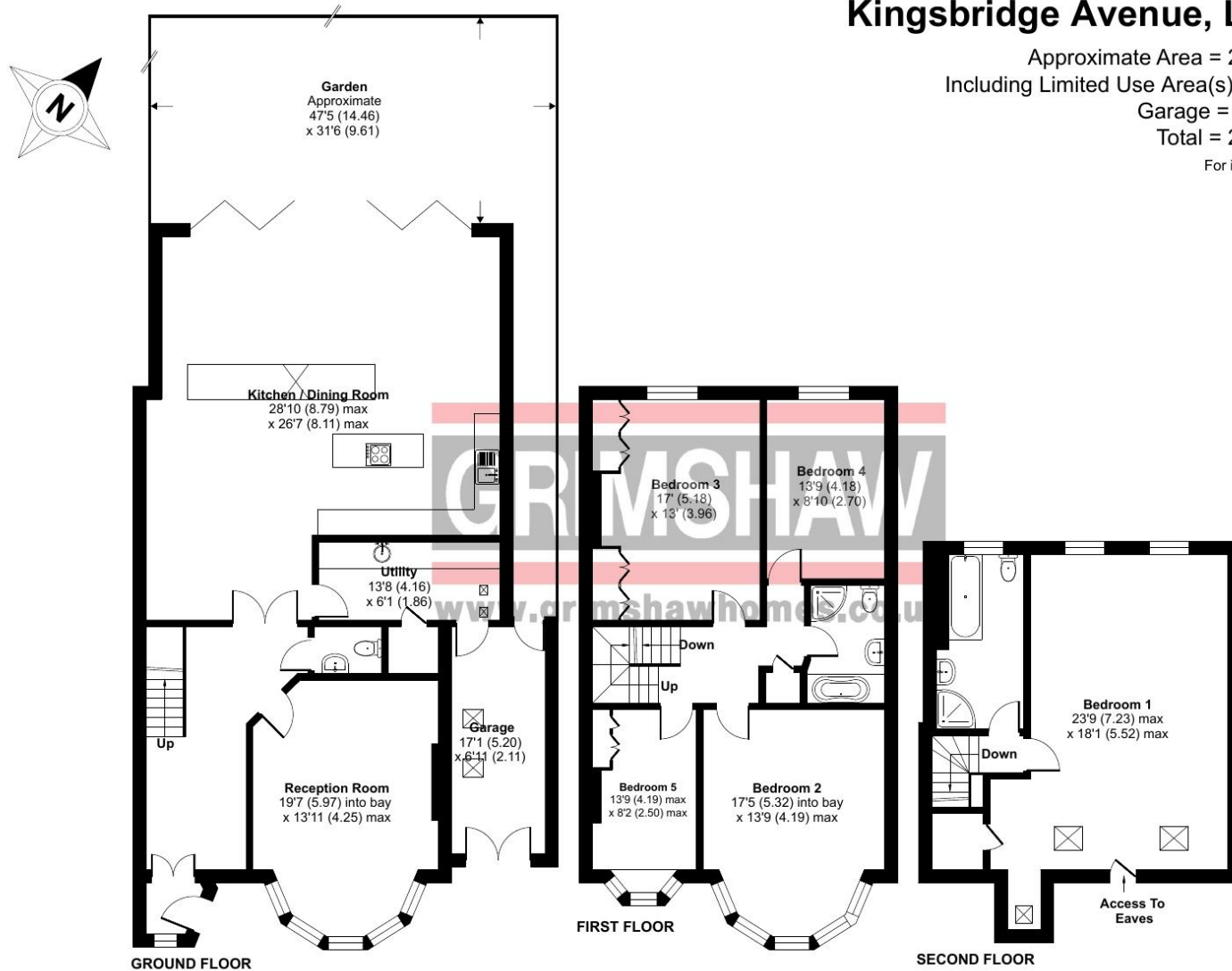
All subject to confirmation

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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Approximate Area = 2562 sq ft / 238 sq m
Including Limited Use Area(s) = 21 sq ft / 1.9 sq m
Garage = 120 sq ft / 11.1 sq m
Total = 2703 sq ft / 251 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). © nichcom 2026. Produced for Grimshaw & Co. REF: 1512022



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