



Shalimar Gardens, Acton, London W3 9JG

Price £1,050,000 Freehold

GRIMSHAW

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A 4-bedroom semi-detached residence (approx circa 1903) arranged over two floors with a cellar and a side extension. Outside is a rear lawn garden of approx 43ft with paved patio area and some trees, shrubs and plants.

The accommodation features 2 good sized reception rooms (1 with access to the rear garden), fitted kitchen, sun room (currently used as an office) also with access to the rear garden and a cloakroom with wash hand basin, WC and a door to the rear garden.

On the first floor, there are 4 bedrooms and a family bathroom / WC.

Situated near to the lovely open space of Springfield Gardens and approximately 0.3 miles to **Acton Main Line** station with Elizabeth Line connection, approximately 0.8 miles from **Acton Central** station with Mildmay Line (Overground) connection, 1 mile from **Acton Town** station with District and Piccadilly lines towards central London and 0.5 miles to the fashionable Churchfield Road with a variety of local shopping facilities, bars and restaurants. With access to **Ealing Broadway** station also with Elizabeth Line connection & town centre.

The beautiful open space of Acton park and Morrisons Superstore are nearby. With buses nearby towards Westfield Shopping Centre.

Road connections include A4, A40 and M1, M3, M4, M25 and M40 motorways.

Local schools include St Vincent's Catholic Primary, Twyford CofE High, Derwentwater Primary, Ark Soane Academy, West Acton Primary, Ark Acton Academy and many more.





EPC Rating: D

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

Local authority: London Borough of Ealing

Parking: On road parking and CPZ: Friars Green Extension Zone MM

Connected services and utilities: Electricity: mains gas (gas central heating combi boiler and radiator heating): mains drainage: broadband connected: landline connected: insulated and boarded loft: there is cavity wall insulation.

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.

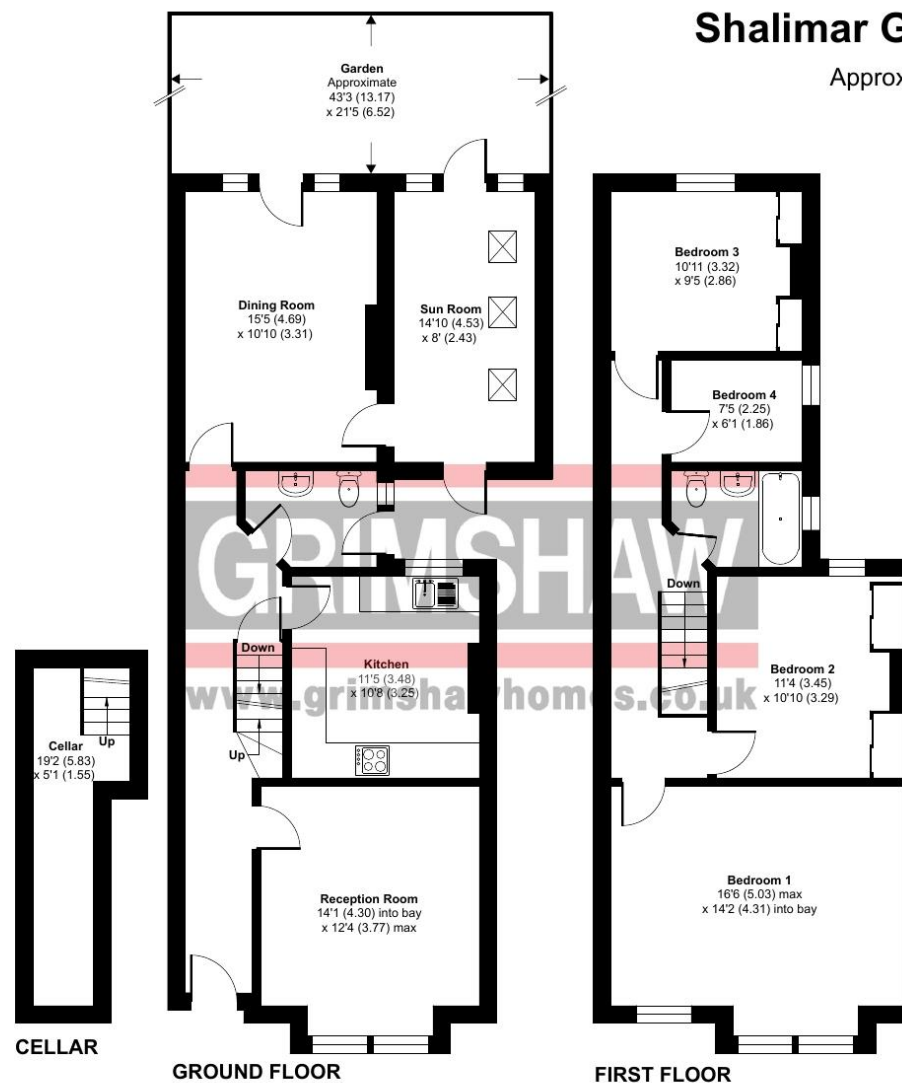




Shalimar Gardens, London, W3

Approximate Area = 1521 sq ft / 141.3 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: 1528477



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