



Twyford Avenue, West Acton, London W3 9PZ

Price £730,000 Leasehold

GRIMSHAW

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A lovely, spacious, light & airy, 3 double bedroom first-floor conversion flat (occupying the whole of the first floor). Set within a semi-detached period property (1 of 4 flats) with period features including a fireplace surround in the reception room and original wood floors. Other luxury features include underfloor heating, built-in sound system, bespoke fitted furniture and blinds and many more.

The first floor flat entrance hall leads to a large 23ft reception room which is open-plan with the fitted kitchen. There are 3 good sized bedrooms, a family bathroom / WC, an en suite shower room / WC and a separate WC with wash hand basin.

Outside is a well-maintained shared front garden.

To the rear the flat has access to a shared rear garden section with terrace.

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

Well-connected transport links include **Ealing Common, West Acton & North Ealing** stations, all with local shopping facilities and access to **Ealing Broadway** station with Elizabeth Line connection towards Central London and beyond & Ealing town centre.

Road connections: the A40 / Western Avenue, North Circular Road, A4, M4 and M40 motorways.





Lease: 115 years remaining (started on 1st June 2016)

Service / maintenance charge: £1,400 per annum

EPC Rating = C

Council tax band = E (£2,613.77 for 2026 / 2027)

Conservation area: Creffield

Local authority: London Borough of Ealing

Parking: Off road parking and controlled parking zone (Ealing Common Zone G)

Connected services and utilities: Gas supply (gas combi boiler and underfloor heating): electricity supply: mains drainage: broadband connected: landline connected: right of parking in the front garden: newly converted in 2016 and on the whole of the first floor.

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.

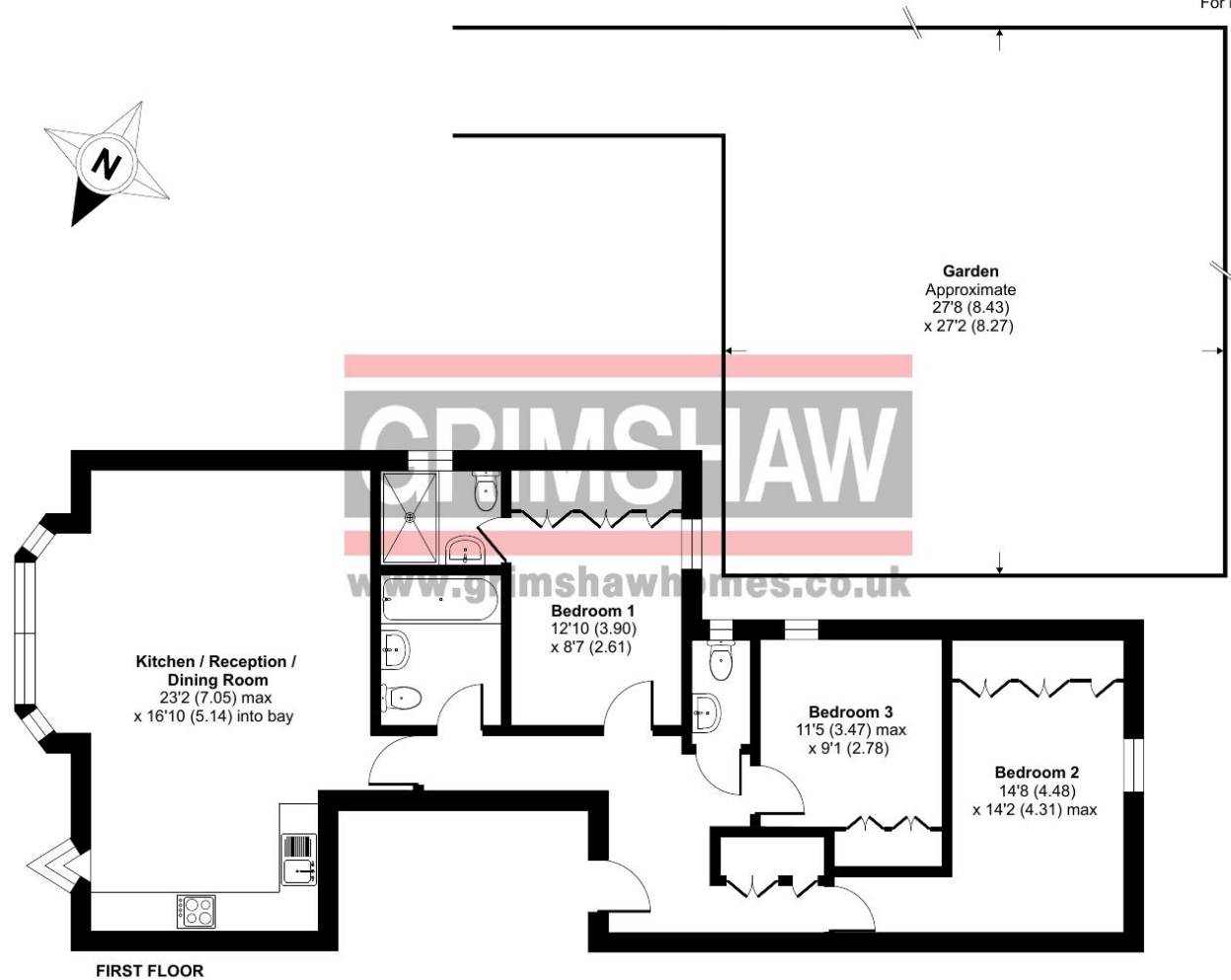
All subject to confirmation

VIEWING BY APPOINTMENT - All negotiations should be conducted through Grimshaw & Company, who will be pleased to arrange appointments and provide further information.

Twyford Avenue, London, W3

Approximate Area = 938 sq ft / 87.1 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). © nichecom 2026. Produced for Grimshaw & Co. REF: 1536305



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