



## The Ridgeway, Acton, London W3 8LN Price £910,000 Freehold - No Chain

An opportunity to acquire a unique 4-bedroom family home, completely renovated and in immaculate order throughout. The property has a south-west facing rear garden with a separate home office. It is arranged so the house could be used as two separate apartments. Ideal for a family, or first-time buyers who would want to let the apartment or use it for extended family members.

The ground-floor comprises entrance hall, open-plan reception room and dining room, with fitted kitchen. Also a utility area, ground-floor bedroom and shower room. A large deck and an approximate 46ft rear garden leads to a separate garden office / guest room, with storage area for garden tools. A garden gate opens to the back access road and Gunnersbury Tennis Club. Upstairs there are three further bedrooms, a kitchen / utility room, shower room and a box room.

Situated in the **Gunnersbury Triangle** conservation area, the house is five minutes' walk from local shops and the **Acton Town** tube station, with fast connections to Central London and Heathrow airport, as well as to the Chiswick and Ealing shops and restaurants. The house is in the catchment area for excellent local schools. There is easy access to the M4 and M40 motorways.

The lovely open-space of Gunnersbury Park is a few minutes' walk away. Gunnersbury Tennis Club holds social events and is a hub for the friendly local community.

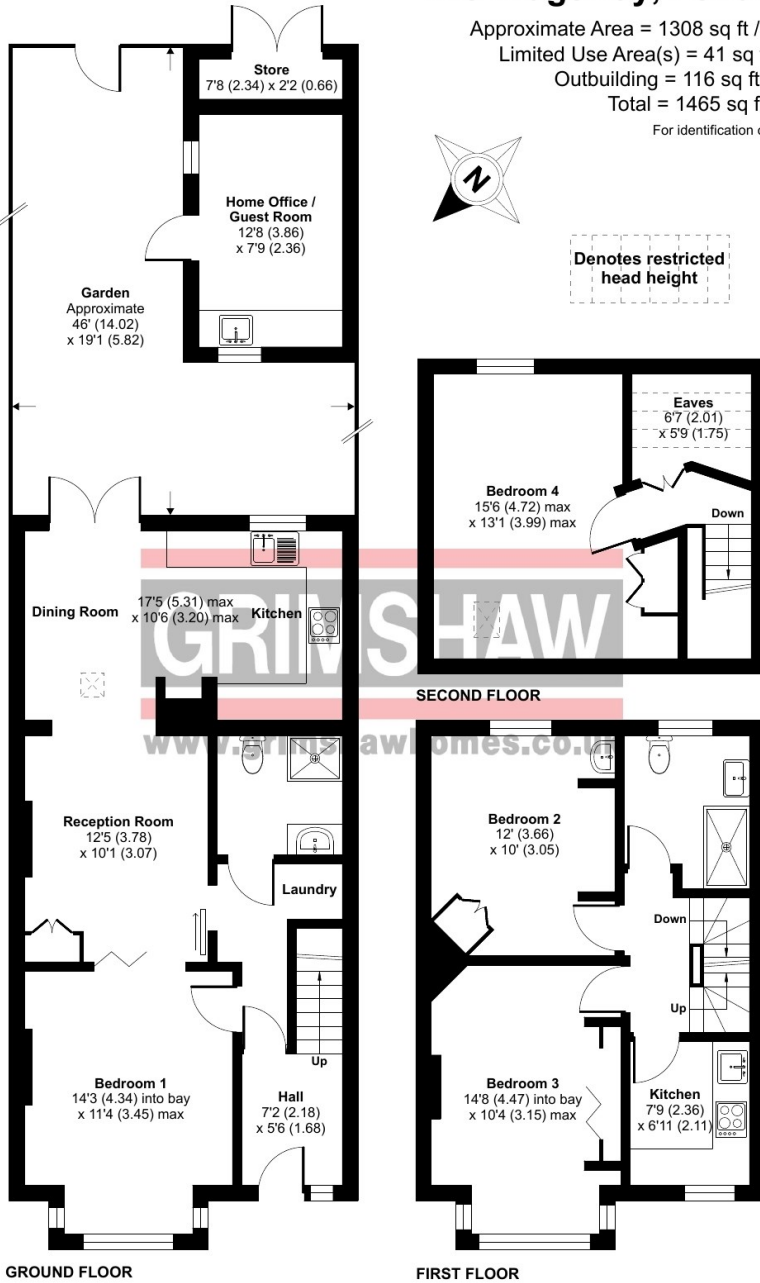


# The Ridgeway, London, W3

Approximate Area = 1308 sq ft / 121.5 sq m  
 Limited Use Area(s) = 41 sq ft / 3.8 sq m  
 Outbuilding = 116 sq ft / 10.7 sq m  
 Total = 1465 sq ft / 136 sq m  
 For identification only - Not to scale



Denotes restricted head height



EPC Rating = D  
 Council tax band = E (subject to confirmation)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n\cheom 2024. Produced for Grimshaw & Co. REF: 1116624

## 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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29.04.2024 Ref: 9845

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