



Layer Gardens, West Acton, London W3 9PR
Price: £1,920,000 Freehold

With an incredible 131ft rear garden, this unspoilt 1904 semi-detached property with 6 double bedrooms extends to three floors, displaying a wealth of original architectural features (ceiling mouldings, Corinthian columns, fireplace surrounds, etc.) within its generously-proportioned rooms.

The property comprises entrance hall with mosaic tiled floor, 2 reception rooms, kitchen, utility room, cloakroom, 6 bedrooms, bathroom and a shower room.

There is a front garden and a beautiful large rear lawn garden of approx 131ft.

Situated in a sought-after location, approx 0.4 miles from **Ealing Common** station, 0.5 miles from **West Acton** station and one stop to **Ealing Broadway** station with Elizabeth Line connection & town centre. The lovely open spaces of Ealing Common are a short distance away, with good road connections for A40, M4 & M40 motorways and A406. Local schools include Twyford CofE High, Ellen Wilkinson High, Ada Lovelace CofE High, St Augustine's Priory and with access to Durston House, Harvington Prep and Notting Hill & Ealing High.



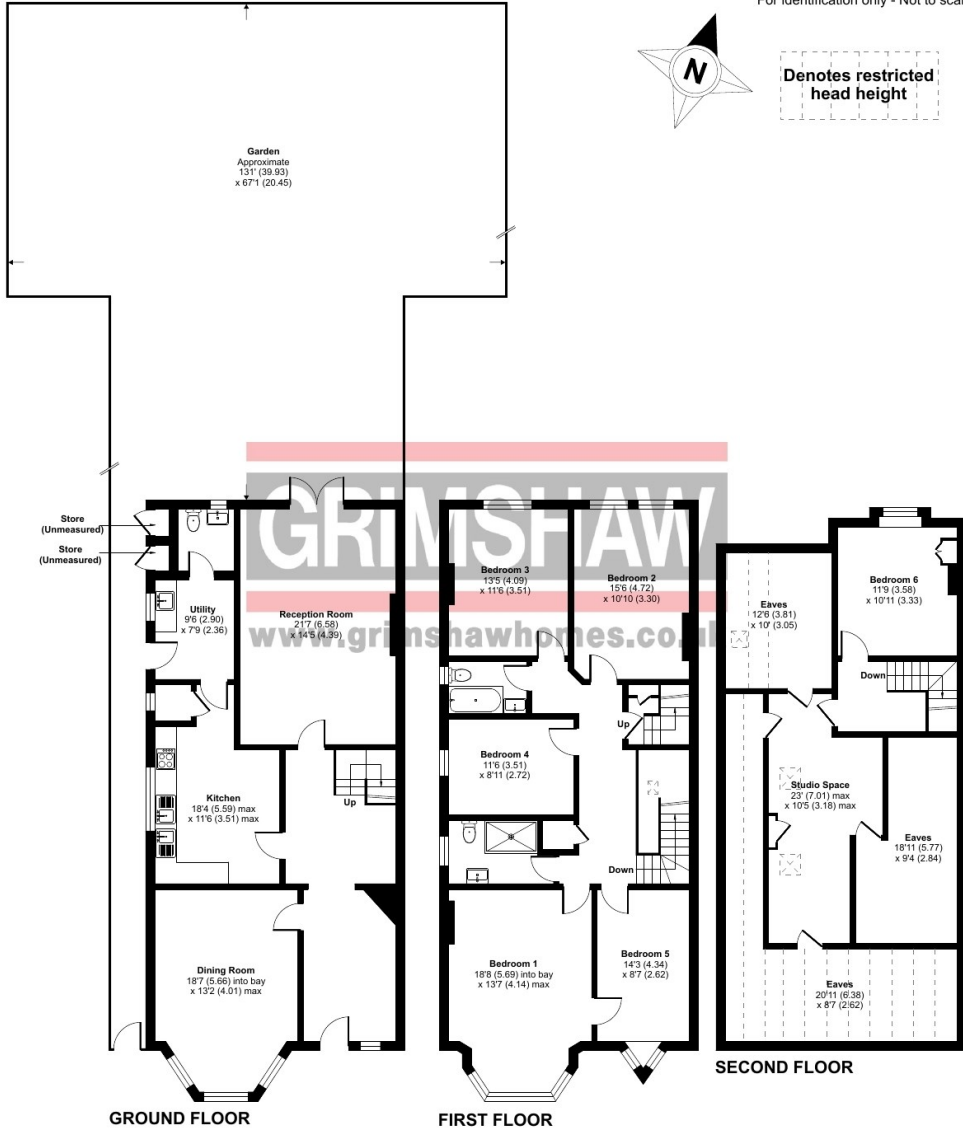
Layer Gardens, London, W3

Approximate Area = 2893 sq ft / 268.7 sq m (excludes stores)

Limited Use Area(s) = 336 sq ft / 31.2 sq m

Total = 3229 sq ft / 299.9 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Grimshaw & Co. REF: 1118304

EPC Rating = G

Council tax band = G (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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