



Messaline Avenue, Acton, London W3 6JY
Price: £950,000 Freehold - No Chain

A beautifully-presented, refurbished and extended 3-bedroom 1920s semi-detached residence which has been finished to a high standard and is arranged over two floors with ground-floor open-plan living space. There is a side access to west-facing rear lawn garden and off-street parking at the front.

The accommodation comprises entrance hall, front reception room open-plan to kitchen / dining room, ground-floor shower room, 3 bedrooms and a family bathroom. Walking through the sliding doors of the rear reception room leads on to the west-facing rear lawn garden of approx 50ft with paved patio and garden shed.

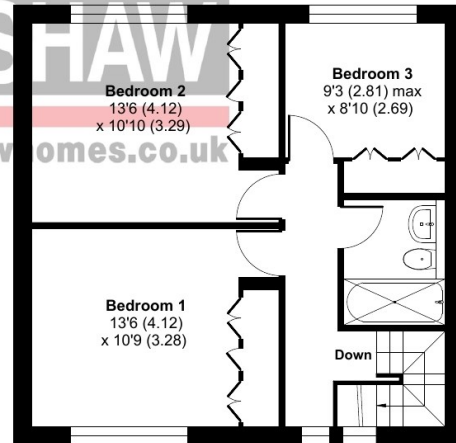
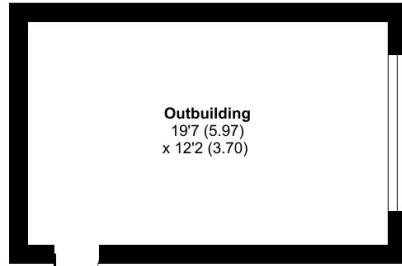
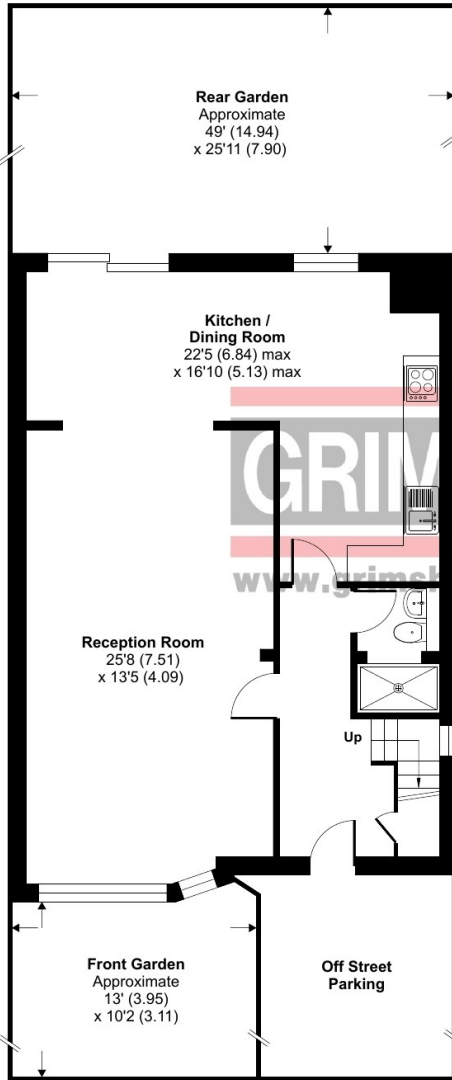
Situated in a popular location, equidistant to **Acton Town** & **Ealing Common** stations, with easy access to Acton High street for local shopping facilities, bars and restaurants. Access to **Acton Main Line** station with Elizabeth Line connection. Buses on hand towards **Ealing Broadway** station also with Elizabeth Line connection, town centre and Westfields Shopping Centre. Local schools include Berrymede Junior, Ark Acton Academy, Berrymede Infant, Twyford CofE High, Ark Soane Academy, St Vincent's Primary, Ada Lovelace CofE High and Ellen Wilkinson High.



Messaline Avenue, London, W3

Approximate Area = 1099 sq ft / 102.1 sq m
 Outbuilding = 238 sq ft / 22.1 sq m
 Total = 1337 sq ft / 124.2 sq m

For identification only - Not to scale



FIRST FLOOR

GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Grimshaw & Co. REF: 1137329

EPC Rating = D
 Council tax band = E (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.

Any reference to the term "period" denotes period-style. Services, heating, appliances, any security and drainage systems have not been tested. Internal photographs are reproduced for general information only and it must not be inferred that any item shown therein is included with the property. Where double-glazing is mentioned, it must not be inferred that each and every door and window in the property is double-glazed. Trade Names: Where trade names are mentioned, you are advised to verify these with the vendor to your own satisfaction. All property measurements are approximate and have been taken with an electronic tape into bays and alcoves as appropriate. These particulars do not form part of any offer or contract nor can their accuracy be relied upon by purchasers, who should satisfy themselves by inspection or otherwise. Neither Grimshaw & Company nor any person in their employment has any authority to make or give any warranty whatever in relation to any property. No responsibility can be accepted for any loss of expenses incurred in viewing in relation to any property.

24.09.2024 Ref: 9861

Grimshaw and Co, 5 Station Parade, Ealing Common, London W5 3LD

