



**Kingsbridge Avenue, Acton, London W3 9AJ**  
**Price £1,795,000 Freehold - No Chain**

**A fantastic detached, double-fronted three-floor residence having been refurbished to an exceptional standard to afford a prestigious, spacious private residence with a rear lawn garden and forecourt parking.**

The property comprises entrance hall, 2 reception rooms, large kitchen / dining room, cloakroom, utility room, ground-floor en suite shower room, study / office, 5 bedrooms (1 with dressing area), family bathroom with separate WC and 2 en suite shower rooms.

Situated in a good residential location, near to the lovely open spaces of Ealing Common and Gunnersbury Park with museum, recreational and sporting facilities and Baron's Pond. Access to **Acton Town**, **South Ealing** and **Ealing Common** stations with local shopping facilities. Also with access to **Ealing Broadway** station with Elizabeth Line connection & town centre.

Road connections include the A4 / M4 motorway and A40 / M40 motorway. Well-placed for local schools including Acton Gardens Primary, St Benedict's, Ark Acton Academy, Grange Primary, The Japanese School, Twyford CofE High and Notting Hill & Ealing High.





# Kingsbridge Avenue, London, W3

Approximate Area = 2756 sq ft / 256 sq m (includes garage)

Limited Use Area(s) = 77 sq ft / 7.1 sq m

Total = 2833 sq ft / 263.1 sq m

For identification only - Not to scale



Denotes restricted head height



**GRIMSHAW**  
www.grimshawhomes.co.uk

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: 1141628

EPC Rating = C  
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.**

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.

26.06.2024 Ref: 9866

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

**GRIMSHAW**  
www.grimshawhomes.co.uk