



Gunnersbury Avenue, Acton, London W3 8LB

Price £769,950 Freehold - No Chain

An extended 4-bedroom end-of-terrace property arranged over three floors with a rear garden, garage and off-street parking at the rear. With the benefit of new electrics, new double-glazed acoustic windows, new plumbing and underfloor heating.

The property comprises entrance hall, 2 reception rooms, fitted kitchen, office, cloakroom, 4 bedrooms, family bathroom and an en suite shower room.

The rear garden has paved patio and a lawn area. To the rear of the garden is a garage and also off-street parking for 2 cars at the side with the option for a permit for a third car.

Situated opposite the lovely open spaces of Gunnersbury Park, approximately 0.4 miles from **Acton Town** station with local shopping facilities, 1.1 miles from the open spaces of Ealing Common and **Ealing Common** station with shopping facilities, bars and restaurants as well as approximately 1.5 miles to **Ealing Broadway** station with Elizabeth Line connection & town centre. Also close to **Gunnersbury** station (District Line and Overground) as well as **Kew Bridge** station (South Western Railway) Road connections for the A4, M4 & M40 motorways. Well-placed for a number of local schools including Montpelier and St Gregory's Primaries, St Benedict's, St Augustine's Priory, Notting Hill & Ealing High, Ada Lovelace CofE High, The Japanese School and Ellen Wilkinson High.



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Approximate Area = 1595 sq ft / 148.1 sq m (excludes store)

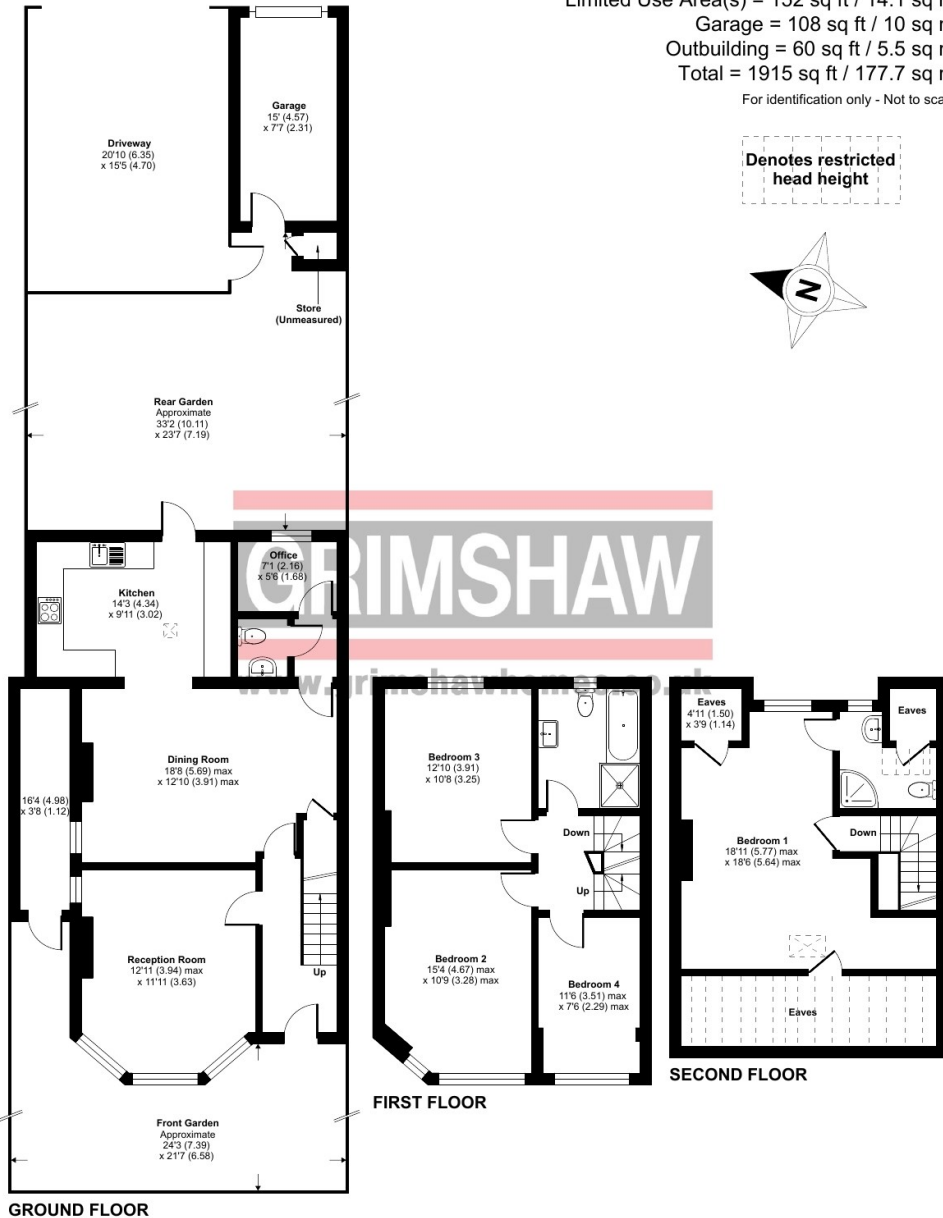
Limited Use Area(s) = 152 sq ft / 14.1 sq m

Garage = 108 sq ft / 10 sq m

Outbuilding = 60 sq ft / 5.5 sq m

Total = 1915 sq ft / 177.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheccom 2024. Produced for Grimshaw & Co. REF: 1151823

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.

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