



Gunnersbury Lane, Acton, London W3 8LJ

Price £1,150,000 Freehold

A well-presented 4-bedroom semi-detached property on three floors with a large 30ft reception room and an open-plan rear kitchen / reception room.

The entrance hall leads to the large reception room and kitchen / reception room at the rear with double doors to the rear garden. There is a utility room and also a cloakroom.

On the first floor are 3 bedrooms (2 are doubles) and a family bathroom.

Up to the second floor with a bedroom, an en suite shower room and a box room.

There is a rear garden of approx 41ft with rear access and a garage at the rear.

Conveniently situated approximately 0.2 miles to Acton Town station with local shopping facilities and the lovely open space of Gunnersbury Park.

Access to **Acton Main Line** station with Elizabeth Line connection, **Ealing Broadway** station also with Elizabeth Line connection & town centre, and buses towards Westfields Shopping Centre.

Local schools include Berrymede Junior, Ellen Wilkinson High, Twyford CofE High and also Ark Acton Academy.





Gunnersbury Lane, London, W3

Approximate Area = 1641 sq ft / 152.4 sq m

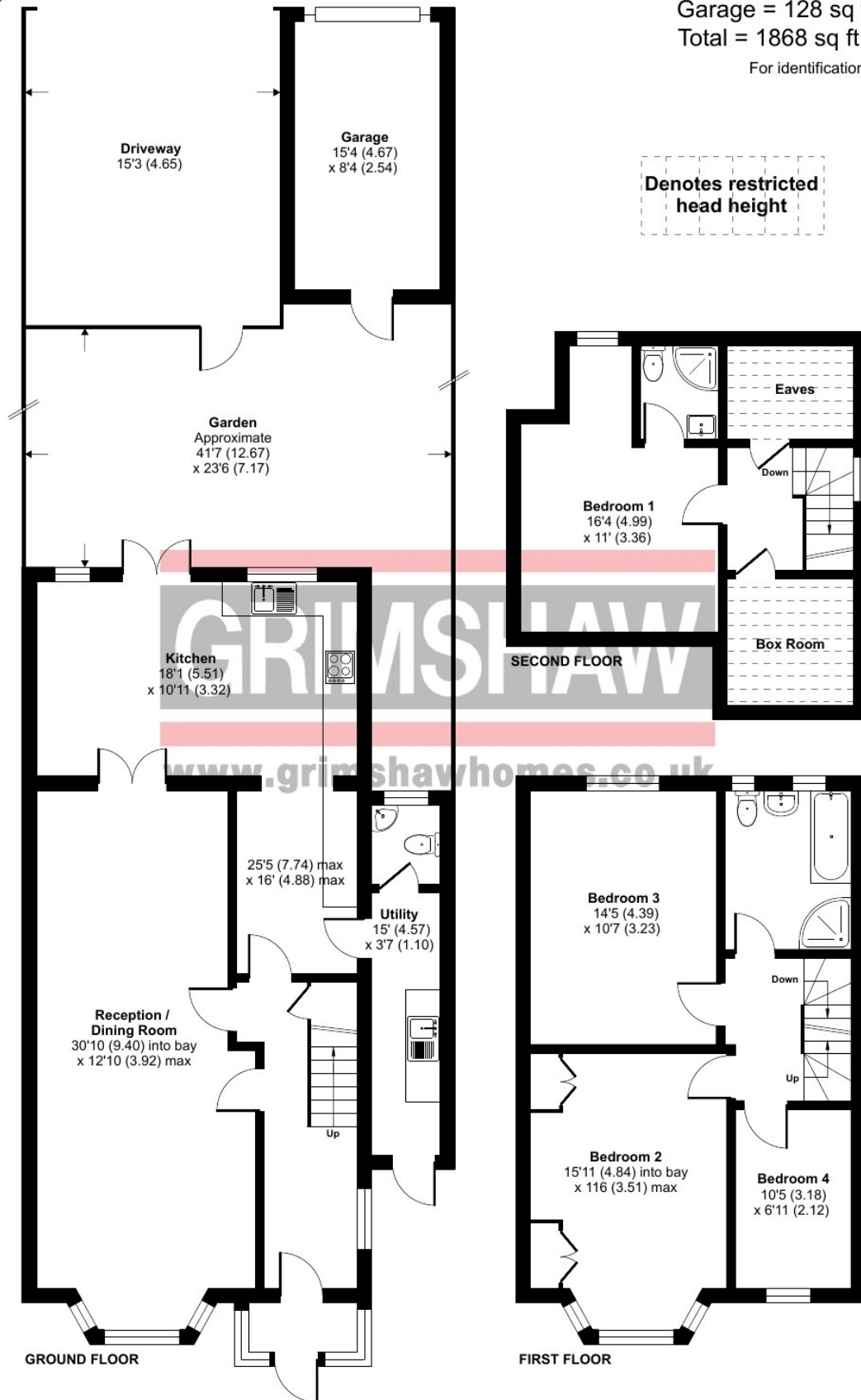
Limited Use Area(s) = 99 sq ft / 9.1 sq m

Garage = 128 sq ft / 11.8 sq m

Total = 1868 sq ft / 173.3 sq m

For identification only - Not to scale

Denotes restricted
head height





EPC Rating = D

Council tax band = E (£2,381.31 for 2024/2025 and £2,494.57 for 2025/2026)

Local authority: London Borough of Ealing

Parking: Garage and forecourt parking for multiple cars.

Accessibility: Staircase

Connected services and utilities: Electricity: mains gas (boiler and radiator heating): mains drainage

Surface water : 'Very low' means less than 0.1% chance of a flood each year.

Rivers and sea: 'Very low' means less than 0.1% chance of a flood each year.

All 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.

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