



Grimshaw & Co

Monks Drive, West Acton, London W3 0EG
Price: £980,000 Freehold

In immaculate order throughout - this lovely 4-bedroom property is arranged over three floors and has a charming 45ft rear garden with mature borders, hedges and a garage to the rear.

In this sought-after location and close to outstanding schools including Holy Family Catholic Primary, Ada Lovelace CofE High and Ellen Wilkinson High. Within walking distance to **West Acton** station with connection for Central Line and Elizabeth Line (Crossrail) as well as **North Ealing** station (Piccadilly Line), local shopping facilities and restaurants.

The accommodation comprises hall, fitted kitchen and 2 reception rooms.

On the first floor are 3 bedrooms and a family bathroom with separate WC. There is a further bedroom on the second floor.



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Denotes restricted head height

Monks Drive, London, W3

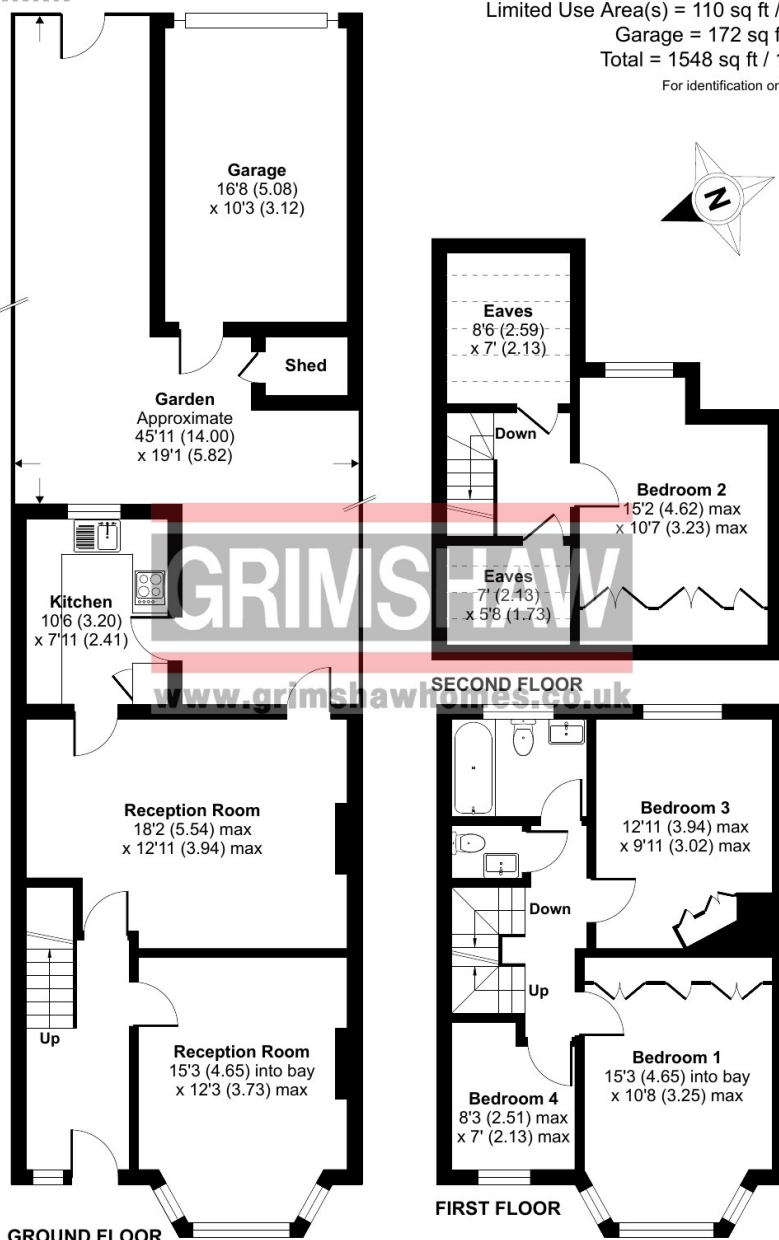
Approximate Area = 1266 sq ft / 117.6 sq m (excludes shed)

Limited Use Area(s) = 110 sq ft / 10.2 sq m

Garage = 172 sq ft / 16 sq m

Total = 1548 sq ft / 143.8 sq m

For identification only - Not to scale



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Grimshaw & Co. REF: 1052479



EPC Rating = D
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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