



Alwyn Gardens, West Acton, London W3 0JH

Price £1,350,000 Freehold - No Chain

New to the market - an amazing, light & airy, beautifully-presented newly-built 4-bedroom detached smart house arranged over two floors with 2 balconies overlooking the front and the rear, modern facilities, underfloor heating and air-conditioning. The first-floor has 3 double bedrooms (all with access to the balconies), family bathroom and an en suite separate WC. Offered in excellent decorative order with a beautiful landscaped rear garden and forecourt parking for 2 cars.

The entrance hall leads you to a stunning 24ft open-plan kitchen area and double reception room, cloakroom and a study / bedroom 4. At the rear of the reception room are sliding patio doors leading on to the lovely landscaped rear garden of approx 25ft.

The smart house automation systems includes networking system, heating and cooling system, lighting, music, security and CCTV which can all be remotely controlled.

Situated in a cul-de-sac location, approx 0.4 miles from **West Acton** (Central Line) station and local shops and connection to **Ealing Broadway** station (Elizabeth Line). **Acton Main** line station is approx 0.6 miles (Elizabeth Line).

Road connections including A4, A40, A406 North Circular Road and M4 & M40 motorways.

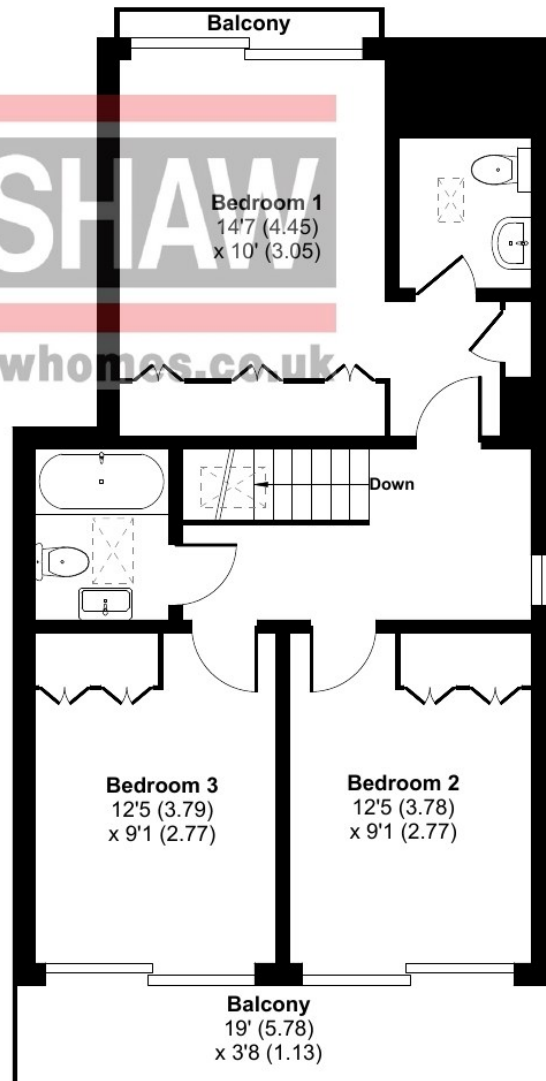
Well-placed for a number of local schools including West Acton Primary, Twyford CofE High, Holy Family Catholic Primary, Ellen Wilkinson High, St Vincent's Primary and Ark Soane Academy.



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Approximate Area = 1274 sq ft / 118.3 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Grimshaw & Co. REF: 1264407



EPC = B

Council tax band = F (£2,948.14 for 2025/2026)

Local authority: London Borough of Ealing

Parking: Off-street forecourt parking for 2 cars.

Accessibility: Staircase

Connected services and utilities: Electricity: mains gas (Vaillant gas boiler and radiator heating): smart system for central heating: Megaflow system: mains drainage: CCTV: water softener: air-conditioning: underfloor heating

We are advised by the vendor that there is an underground water tank below the forecourt which collects and holds 6000 litres for watering the garden and washing cars.

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