

Location:

Acton Town (Piccadilly and District Line) is closest, less than half a mile walk away), whilst Gunnersbury (mainline and underground) and Kew Bridge (mainline) are approximately three quarters of a mile away. The property gives easy access to the M4/A4 road links and is adjacent to lovely Gunnersbury

Key points:

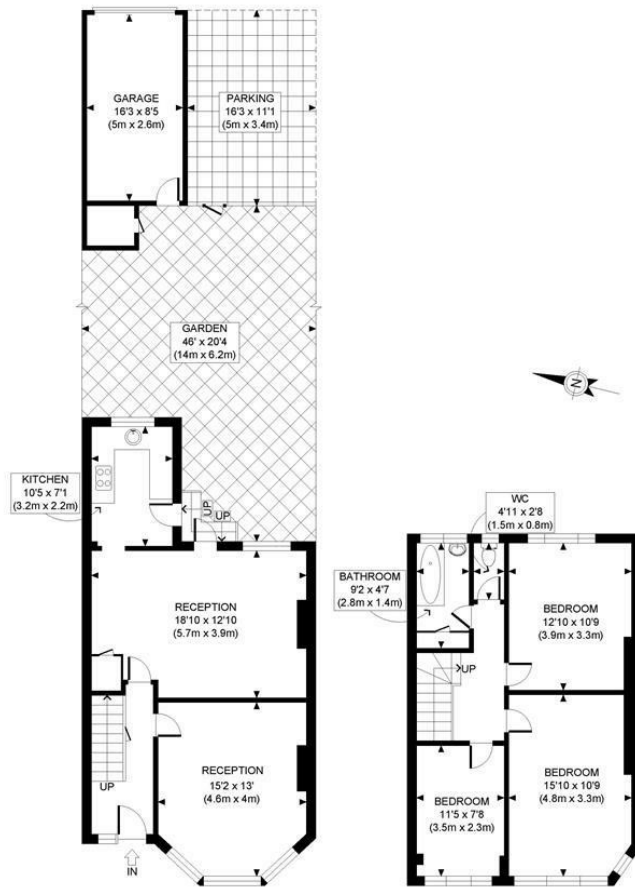
- Three bedroom mid-terraced house
- Circa 1,121 sq.ft
- Potential to modernise and extend (STPP)
- Large rear garden
- Private garage
- Close to multiple stations
- No onward chain

Do Better:

Acton
sales@astonrowe.co.uk

103 Churchfield Road,
Acton, London, W3 6AH

020 8992 3600



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 576 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 545 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE: 1258 SQ FT/ 117 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE: 1121 SQ FT/ 104 SQM

PROPERTY PHOTO PLANS.CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
60	77		

£650,000

Gunnersbury Avenue, London W3 8LB

- 1 Reception Rooms
- 3 Bedrooms
- 1 Bathrooms



The current owner says:

The property is in a fantastic location for the local shops, parks, schools and transport links.

Available with no onward chain, is this spacious three bedroom family home, very well positioned for an excellent choice of multiple underground and mainline train stations.

This charming home boasts so much potential for extension, subject gaining the usual planning permissions, and it also has a large garage and residents parking to the rear. Accommodation comprises a welcoming hallway, a kitchen, two large reception rooms including a lounge to the front and dining/family room to the rear (which also gives access to the private rear garden). Upstairs, there is a landing, three well proportioned bedrooms, a bathroom and separate WC.

Outside there are pleasant front and rear gardens and a private garage accessed by the road behind. The rear garden measures approximately 60ft with rear access from the residents parking and a personal door access to the garage.

This property is conveniently located for a choice of two underground stations and two mainline stations, all giving multiple choices of lines and destinations. Acton Town (Piccadilly and District Line) is closest, less than half a mile walk away, whilst Gunnersbury (mainline and underground) and Kew Bridge (mainline) are approximately three quarters of a mile away. The property gives easy access to the M4/A4 road links and is adjacent to lovely Gunnersbury Park.

What's better:

A three bedroom, mid-terraced house in Acton

