



HELLIWELL & CO  
ESTATE AGENTS

Montague Gardens, Acton, W3

Guide Price £1,750,000









 5 Bedrooms |  2 Receptions |  3 Bathrooms |  EPC Current D

Helliwell & Co is proud to exclusively present this beautiful family home, conveniently located between West Acton and Ealing Common. Spanning over 2,700sq ft naturally over three floors this Edwardian property benefits from five bedrooms, two bathrooms, formal reception room, open plan kitchen dining room and potential to extend to the loft space.

This beautiful home offers off street parking for two cars and impressive entrance, with enclosed glass porch and immaculately preserved original Victorian tiled hallway, with period fireplace. The large open-plan reception to the rear has been extended and provides floor to ceiling doors onto an established rear garden. There is a working fire, large sitting area and modern fully integrated kitchen with range cooker. The pantry off the kitchen provides plenty of additional space for storage and houses the laundry area.

The first-floor master suite includes a generous dressing room and modern en-suite bathroom. Two of the further first floor bedrooms have pretty views of the garden, alongside the fifth bedroom on the third floor. Also on this floor, additional loft space offers potential for an additional bedroom or studio.

Further features include beautiful original fireplaces in every room, period cornicing and ceiling detailing as well as wooden flooring, impressive staircase and wonderful built in mahogany bookcases in the formal reception room.

Montague Gardens is conveniently located for access to both West Acton (Central line) and Action Mainline stations, as well as Ealing Common (District and Piccadilly lines) and Ealing Broadway (Central and District lines, mainline and Elizabeth Line) stations, giving unparalleled access to Central London and beyond. Ealing Broadway's bustling shopping centre, as well as a range of bars, shops and restaurants and the beautiful open green spaces of Ealing Common are all within 10 minutes walk.

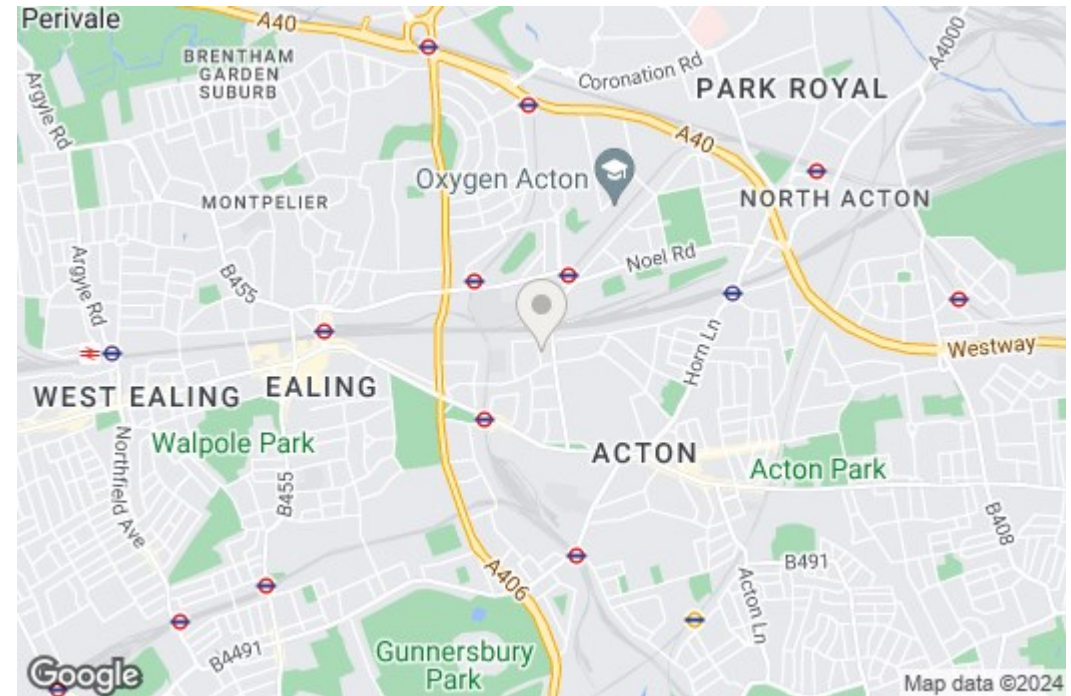
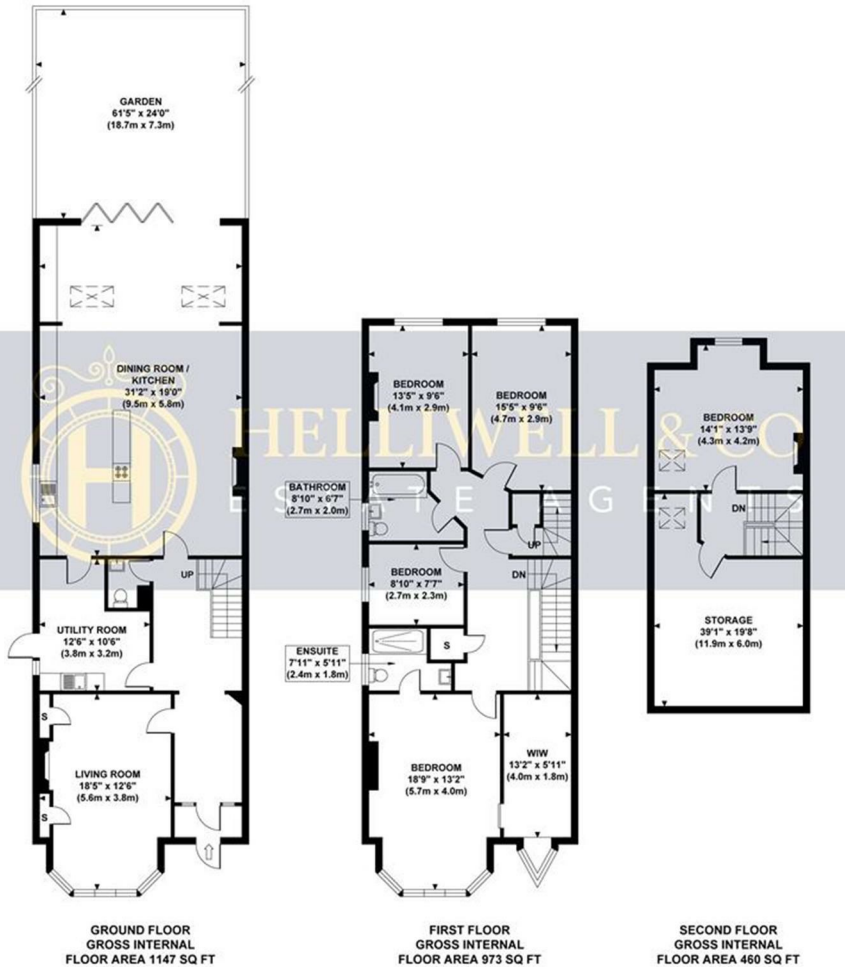
- Impressive Five Bedroom House
- Off Street Parking
- Outstanding Schools
- Utility Room
- Tenure: Freehold
- Semi-Detached
- Edwardian Charm & Character
- Original & Working Fireplaces
- EV charge point
- Council Tax Band: G



## MONTAGUE GARDENS

Approximate Gross Internal Area

2580 sq ft / 239.6 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.