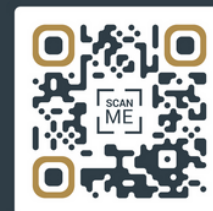




PRINCES AVENUE, ACTON, LONDON, W3

Guide Price: **£700,000**











## About the property

### Why We'd Buy It

Opportunities like this don't come along often. Tucked away in the ever-popular Gunnersbury Triangle, this solid 1930s home is a genuine blank canvas you can shape exactly as you wish. It's easy to see the potential. The generous room proportions, classic bay-fronted façade, and 50 ft garden with a garage at the rear all give it fantastic scope for transformation.

Whether you're dreaming of an open-plan kitchen and dining space, a loft conversion, or simply somewhere to put your own stamp on, this house has the right foundations. The location is equally appealing, with Acton Town station just a three-minute stroll away and Gunnersbury Park moments from your door.

In short, it's the perfect mix of practicality and potential, ready for a new chapter.

### Key features

- Probate sale, chain free
- Excellent potential to extend (STPP)
- In need of modernisation
- Sought-after Gunnersbury Triangle location
- Three bedrooms
- Two reception rooms
- 50 ft rear garden with store and garage
- A few minutes' walk from Gunnersbury Park
- Three minutes' walk to Acton Town station (Piccadilly & District lines)
- Close to good local schools

### Material information

- Tenure - **Freehold**
- Council Tax - **Band E**
- Guide Price - **£700,000**



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