



**Canada Road, London, W3 0NP**

**welcome to**  
**Canada Road, London**

This well-presented, ground floor maisonette offering circa 630 sq. ft of space, comes with its own entrance and was completely refurbished last year, including new wiring, kitchen, flooring, radiators and doors to the property. The property offers two good sized double bedrooms, a family bathroom, a bright and airy front reception and a separate kitchen with direct access to a 36' rear landscaped garden offering a useful outbuilding/summer house and a shed. Other benefits include under floor heating in the bathroom and kitchen, a front garden, double glazing throughout, hallway storage cupboards and no onward chain.

The property is a short walk to a variety of transport links including bus stop links, North Acton & Acton Mainline station (Central line, Elizabeth line and Great Western Rail), and vibrant green open spaces and parks, also offering various family activities, such as tennis courts and an outdoor gym. Ealing Broadway & Westfield Shopping Centres are also within easy access offering an abundance of popular restaurants, cafes, bars and the picture house & cinema complex. The A40 and North Circular are also easily accessible.



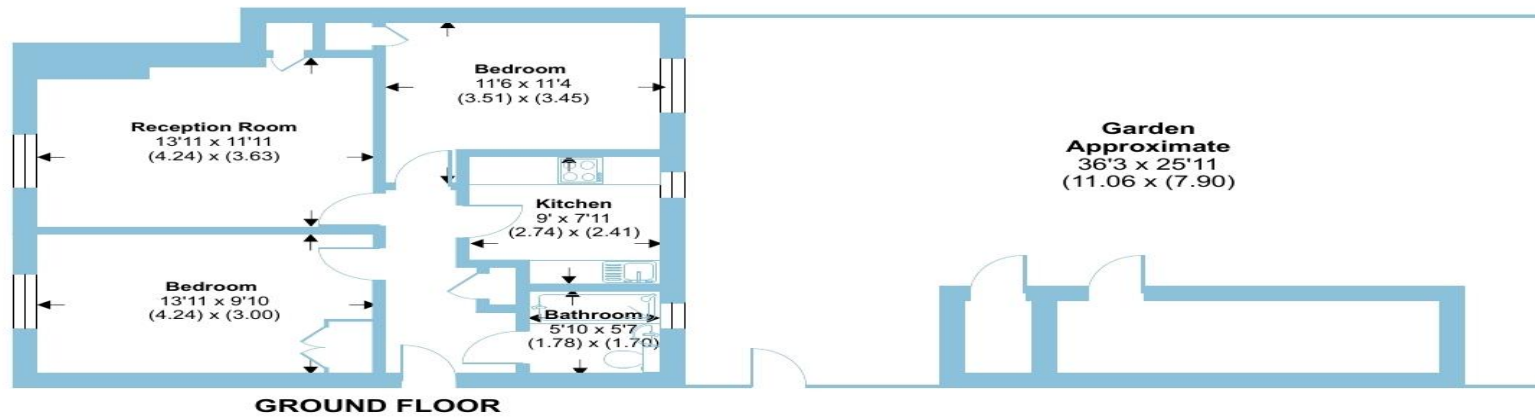
# Canada Road, London, W3

Approximate Area = 611 sq ft / 56.8 sq m

Outbuilding = 102 sq ft / 9.4 sq m

Total = 713 sq ft / 66.2 sq m

For identification only - Not to scale



welcome to

## Canada Road, London

- Ground floor maisonette, with its own entrance
- Two double bedrooms
- Private front and 36' rear landscaped garden
- Outbuilding and shed
- No onward chain
- Recently refurbished and comes with under floor heating in the bathroom and kitchen
- Excellent nearby transport links including Elizabeth line & Great Western Rail

Tenure: Leasehold EPC Rating: C

# £475,000

This well presented, ground floor maisonette situated on Canada Road in Acton offers two double bedrooms, a rear landscaped garden with a useful outbuilding & shed and no onward chain. Please call the Ealing branch today to arrange a viewing!



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EAL108883](https://www.barnardmarcus.co.uk/Property/EAL108883)



Property Ref:  
EAL108883 - 0002

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