



**Ground Floor Flat, Gunnersbury Avenue, London, W3 8LA**

**welcome to**

## **Ground Floor Flat Gunnersbury Avenue, London**

This well-presented, generous, ground floor, freehold, converted flat in Acton offers space and good transport connections. The property offers circa 815 sq.ft of living space, a bright & airy front reception/dining room with a fire place and two large windows creating an abundance of natural light, a separate modern kitchen/breakfast room, a double bedroom with built-in wardrobes, spot lights and direct access to patio, a rear, modern, contemporary, spacious, four piece bathroom. Other benefits include double glazing throughout, hallway storage cupboards, a front private secluded garden and a private garage and driveway.

The property is within easy access to a variety of transport links including Acton Town tube station (District & Piccadilly line), the Acton High street local amenities, cafes, and supermarkets. There is easy access to the A40, A406 & the M4 motorway routes, access to Ealing Broadway's popular retail shopping centre, an abundance of restaurants, cafes, bars and the new cinema.



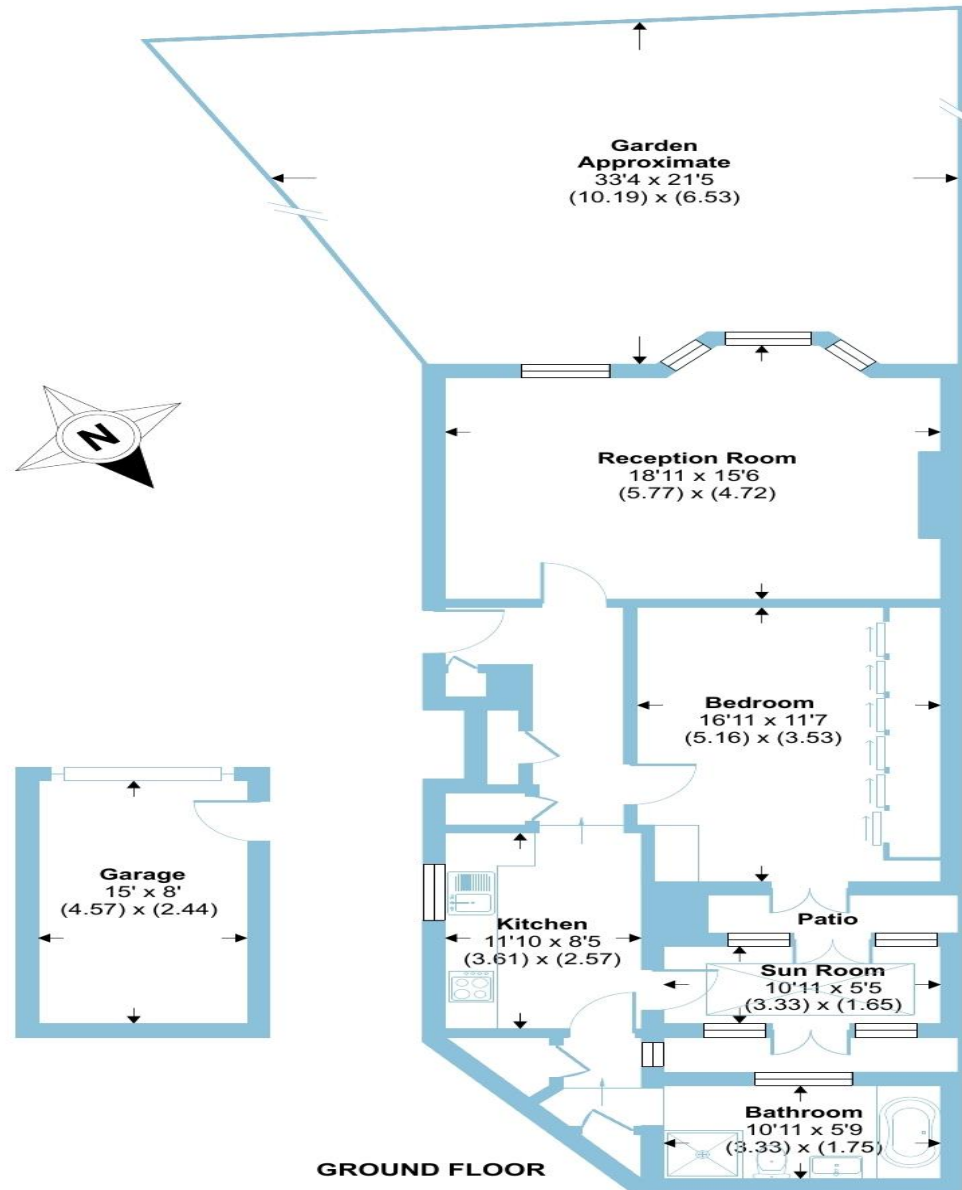
# Gunnersbury Avenue, London, W3

Approximate Area = 814 sq ft / 75.6 sq m

Garage = 120 sq ft / 11.1 sq m

Total = 934 sq ft / 86.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2023. Produced for Barnard Marcus. REF: 1036228



welcome to

## Ground Floor Flat Gunnersbury Avenue, London

- Ground floor conversion flat
- Private garage and driveway
- Private front garden and private patio
- Circa 815 sq.ft
- Freehold
- Useful sun room/conservatory
- Nearby transport links

Tenure: Leasehold EPC Rating: D

# £495,000

This spacious, bright ground floor flat in Acton, includes a generous reception room, a front garden and rear patio, a driveway and private garage. Please call the Ealing branch today to arrange a viewing and more information!



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EAL108631](https://barnardmarcus.co.uk/Property/EAL108631)

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
EAL108631 - 0003

  
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