



Princes Avenue  
London, W3

CHESTERTONS









A mid terrace four bedroom terrace house in need of refurbishment and updating, located in this attractive residential area close to the open spaces of Gunnersbury Park.

The accommodation is arranged over three floors with two separate reception rooms, kitchen, three bedrooms and family bathroom over the first floor and loft bedroom with shower room.

To the rear of the property there is a good size rear garden and the benefit of a garage which is accessed via the rear of the property.

Princes Avenue is located off Gunnersbury Lane, being within walk distance of Acton Town tube station, Gunnersbury Park and the Gunnersbury Triangle (Tennis/Social) club. Offering easy road access for road routes via the North Circular to the A40 and A4 (Chiswick), and bus routes (via E3) to Chiswick and Ealing.

- Mid terrace four bedroom house
- Two Reception Room
- Large Rear garden
- Separate Garage
- Close to Gunnersbury Park
- Walking distance to local shops and Acton Town

Asking Price £825,000

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		82
55-68	D	61	
39-54	E		
21-38	F		
1-20	G		

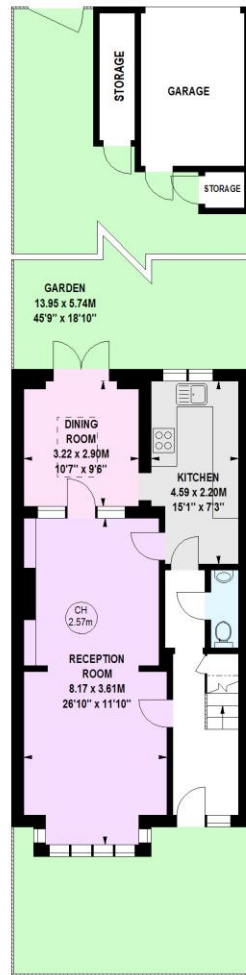
Not energy efficient - higher running costs

EU Directive 2002/91/EC  
England, Scotland & Wales

**Tenure:** Freehold  
**Service Charge:** N/A  
**Ground Rent:** N/A  
**Local Authority:** Hounslow Council  
**Council Tax Band:** E

**Chestertons Chiswick Sales**

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 London  
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 020 8995 3443



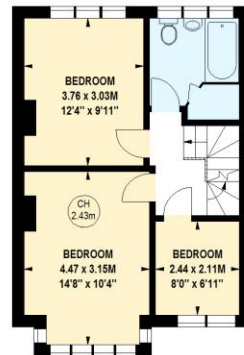
650 sq ft  
**Ground Floor**

**Prince's Avenue, W3**

Approximate gross internal area  
**130.80 sq m / 1408 sq ft**  
 (Including Eaves Storage)  
**Eaves Storage**  
 4.18 sq m / 45 sq ft



Key:  
CH - Ceiling Height



452 sq ft  
**First Floor**



261 sq ft  
**Second Floor**

This floor plan is a representation for guidance purposes only, not for valuation.  
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