



Birch Grove, Acton, London W3 9SP

Price £1,695,000 Freehold - No Chain

GRIMSHAW

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Price £1,695,000 Freehold

In the same family since 1968 - a delightful 7-bedroom semi-detached period residence on three floors with a rear garden of approx 68ft with paved area offering an ideal space for entertaining. There is a garage at the rear with a shared drive.

Ground floor - front reception room with a bay window, rear reception room with a door to the conservatory, dining room leading on to the fitted kitchen and a conservatory with double doors to the rear garden and a shower room / WC.

First floor - there are 4 bedrooms (1 currently as kitchenette) and a family bathroom with walk-in shower and WC.

Second floor - 3 good sized bedrooms (1 with kitchenette that has potential for an en suite) and a shower with a separate wash hand basin / WC.

Outside - the rear garden is approx 68ft, with a paved area, side gated access and borders with shrubs trees and plants. There is a garage at the rear with shared drive.

Local schools include Twyford CofE High, Ellen Wilkinson High, St Vincent's RC & West Acton Primaries, St Benedict's, St Augustine's Priory, Ada Lovelace CofE High, Notting Hill & Ealing High and The Japanese School.

Transport links include **Ealing Common** station and local shopping facilities, with access to **West Acton** station and **Ealing Broadway** station with Elizabeth Line connection for central London and beyond. Ealing Broadway town centre has numerous shopping facilities, bars and restaurants.

Road connections nearby for A406, A4, A40 and M4 & M40 motorways.





EPC Rating: E

Council tax band: G (£3,564.22 for 2026 / 2027)

Local authority: London Borough of Ealing

Parking: Garage at the rear with shared drive and CPZ: Ealing Common Zone G

Connected services and utilities: Electricity: mains gas (Potterton gas central heating boiler): mains drainage: broadband connected: landline connected: loft boarded and insulated

Surface water: 'Very low' means less than 0.1% chance of a flood each year.

Rivers and sea: 'Very low' means less than 0.1% chance of a flood each year.

All subject to confirmation.

VIEWING BY APPOINTMENT - All negotiations should be conducted through Grimshaw & Company, who will be pleased to arrange appointments and provide further information.



Birch Grove, London, W3

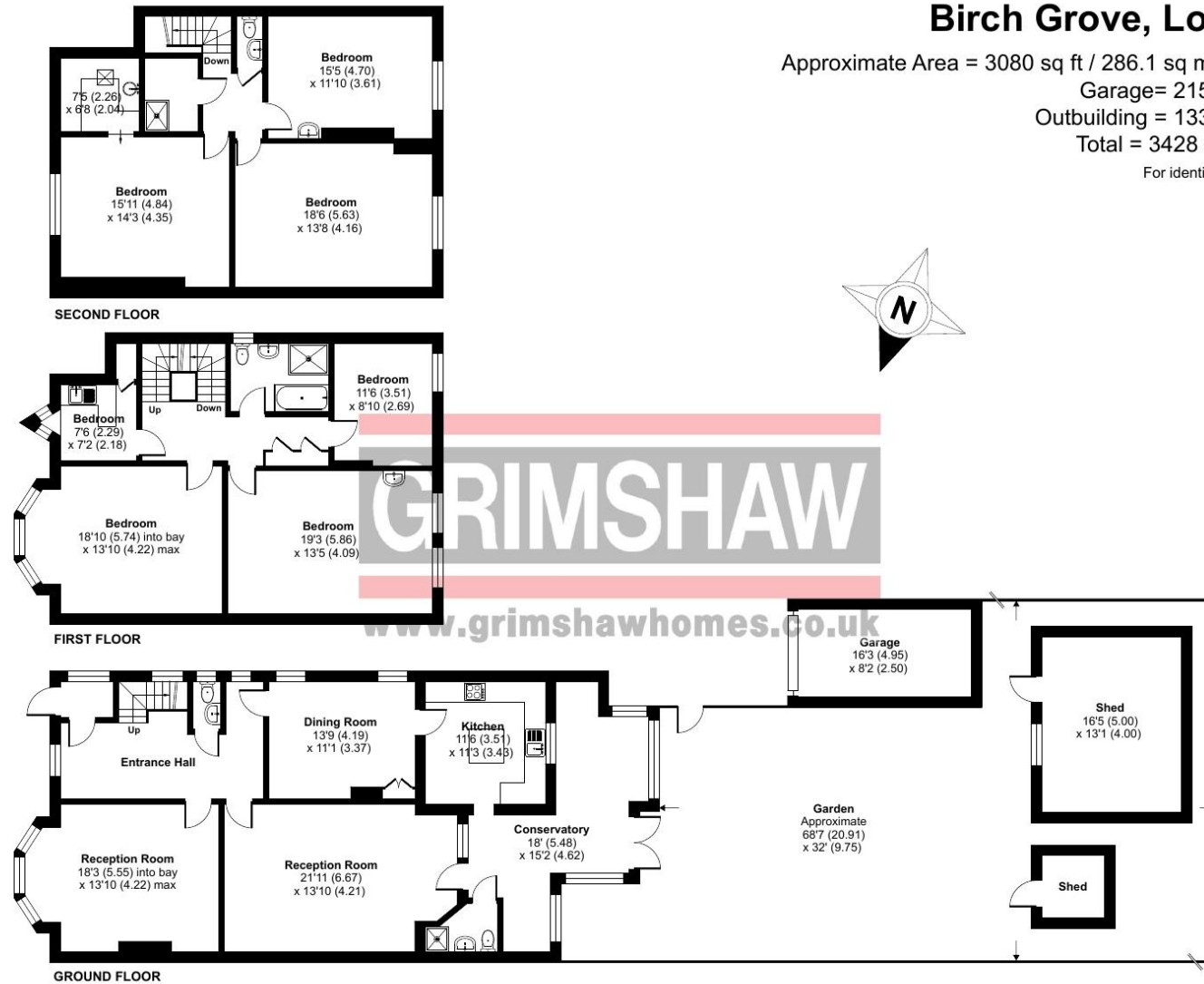
Approximate Area = 3080 sq ft / 286.1 sq m (excludes shed)

Garage = 215 sq ft / 19.9 sq m

Outbuilding = 133 sq ft / 12.3 sq m

Total = 3428 sq ft / 318.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Grimshaw & Co. REF: 1523817



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