



Princes Avenue, Acton, London W3 8LX
Price £845,000 Freehold - No Chain

A recently refurbished, spacious and well-presented 1920s 3-bedroom end-of-terrace property on two floors with underfloor heating, sound proofed double-glazed windows, new boiler and bi-folding doors on to the lovely rear lawn garden.

Ground floor - entrance hall with mosaic tiled floor, 2 reception rooms (rear with beamed ceiling and bi-folding doors to the rear garden) and fitted kitchen.

First floor - 3 bedrooms and a family bathroom with shower and WC.

Outside has a rear garden of approx 56'6 x 22'1 ((17.22m x 6.74m)

Situated on the favoured **Gunnersbury Triangle** conservation area, Gunnersbury Sports & Social Club with tennis courts, a few minutes' walk away from the lovely open space of Gunnersbury park and 0.2 miles from **Acton Town** station with local shopping facilities and restaurants. Also within walking distance to Chiswick High Road and Kew Gardens. With access to **Ealing Broadway** station with Elizabeth Line connection & town centre with numerous restaurants, bars and shopping facilities.

Road connections for A4 and the M4 & M40 motorways.

Princes Avenue, London, W3

Approximate Area = 1017 sq ft / 94.4 sq m (excludes store)

Garage = 152 sq ft / 14.1 sq m

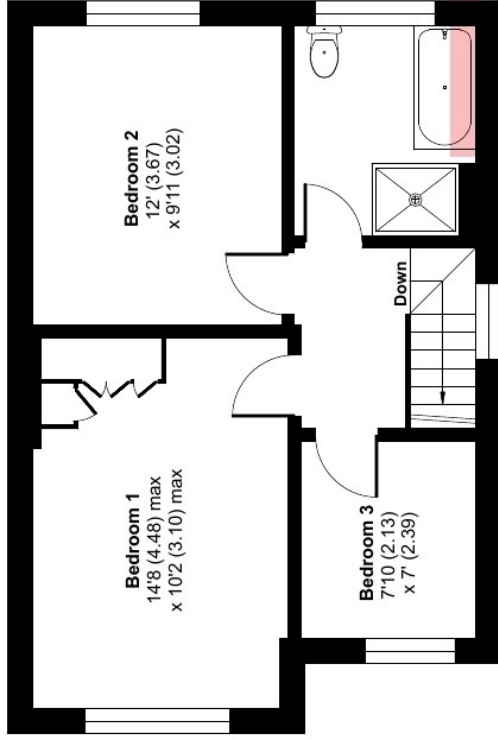
Outbuilding = 105 sq ft / 9.7 sq m

Total = 1274 sq ft / 118.2 sq m

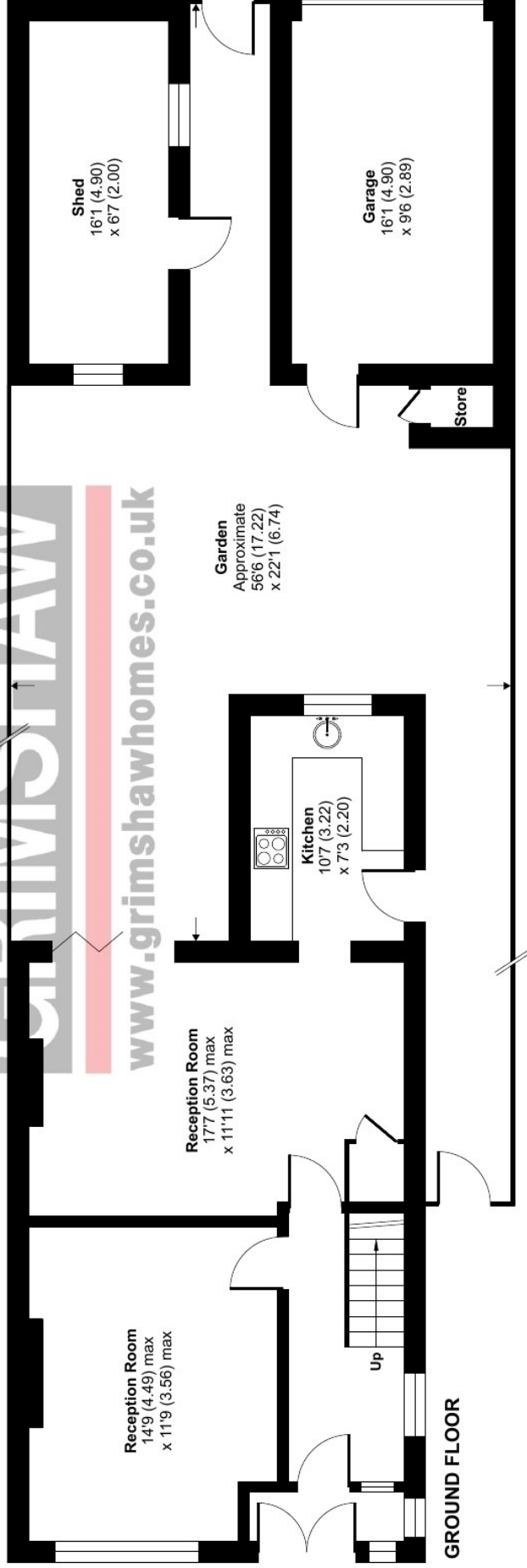
For identification only - Not to scale



Denotes restricted head height



FIRST FLOOR



GROUND FLOOR

GRIMSHAW
www.grimshawhomes.co.uk







EPC Rating = D

Council tax band = E (£2,671.24 for 2026 / 2027)

Local authority: London Borough of Hounslow

Parking: Garage and on road parking and controlled parking zone (Gunnersbury Estate ID GE)

Accessibility: Internal staircase

Connected services and utilities: Gas supply (gas central heating and conventional boiler):
electricity supply: mains drainage: broadband connected: landline connected

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.

Any reference to the term "period" denotes period-style. Services, heating, appliances, any security and drainage systems have not been tested. Internal photographs are reproduced for general information only and it must not be inferred that any item shown therein is included with the property. Where double-glazing is mentioned, it must not be inferred that each and every door and window in the property is double-glazed. Trade Names: Where trade names are mentioned, you are advised to verify these with the vendor to your own satisfaction. All property measurements are approximate and have been taken with an electronic tape into bays and alcoves as appropriate. These particulars do not form part of any offer or contract nor can their accuracy be relied upon by purchasers, who should satisfy themselves by inspection or otherwise. Neither Grimshaw & Company nor any person in their employment has any authority to make or give any warranty whatever in relation to any property. No responsibility can be accepted for any loss of expenses incurred in viewing in relation to any property.

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Grimshaw and Co, 5 Station Parade, Ealing Common, London W5 3LD

