



Monks Drive, West Acton, London W3 0EQ

Price £965,000 Freehold

GRIMSHAW

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In this sought-after Hanger Hill Garden Estate, a residential location - a 1930s, 3-4 bedroom end-of-terrace residence arranged over three floors with some period details and ground-floor wood floors, offering a desirable family home. Outside, is a lawn rear garden of approx 33ft with paved terrace offering an ideal space for entertaining. There is front lawn garden and garage at the side with own drive.

Ground floor - the entrance hall leads to a double / through reception room, fitted kitchen and a cloakroom with WC and wash hand basin. The rear reception room has sliding patio doors to the rear garden and kitchen has a door to the rear garden.

First floor - on this floor there are 3 bedrooms and a family bathroom / WC.

Second floor - there is a room in the roof with an en suite shower room / WC.

Outside - the rear lawn garden is approx 33ft, with paved terrace and rear access onto a service road. There is a front lawn garden and garage at the side with own drive.

Local schools - close to a number of good local schools including Holy Family Catholic Primary, Ada Lovelace CofE High, The Japanese School, West Acton Primary, Ellen Wilkinson High St Vincent's RC Primary, Twyford CofE High and John Perry Primary.

Transport links approx 0.2 miles to **West Acton** (Central line) station and 0.3 miles to **North Ealing** (Piccadilly line) station. Access to **Ealing Broadway** station with Elizabeth line towards central London and Westfield Shopping Centre.

Road connections for A406 Hanger Lane, A4, A40 / Western Avenue and M4 / M40 motorways.





Local parks include the open space of North Acton Playing Fields approx 0.6 miles away and also 1 mile to the lovely open spaces of Ealing Common.

EPC Rating: D

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

Local authority: London Borough of Ealing

Parking: Garage at the side with own drive and CPZ: West Acton Zone Z

Access: steps into the property, internal staircase and a raised area from the rear reception room and kitchen.

Connected services and utilities: Electricity: mains gas (gas central heating and a combi burner): mains drainage: broadband connected: no landline: loft boarded and insulated: restrictive covenants on the front facing windows which must be timber.

Surface water: 'Low' means between 0.1% and 1% chance of a flood each year, increasing to 'Medium' between 2040 and 2060 meaning between 1% and 3.3% 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.

Monks Drive, London, W3

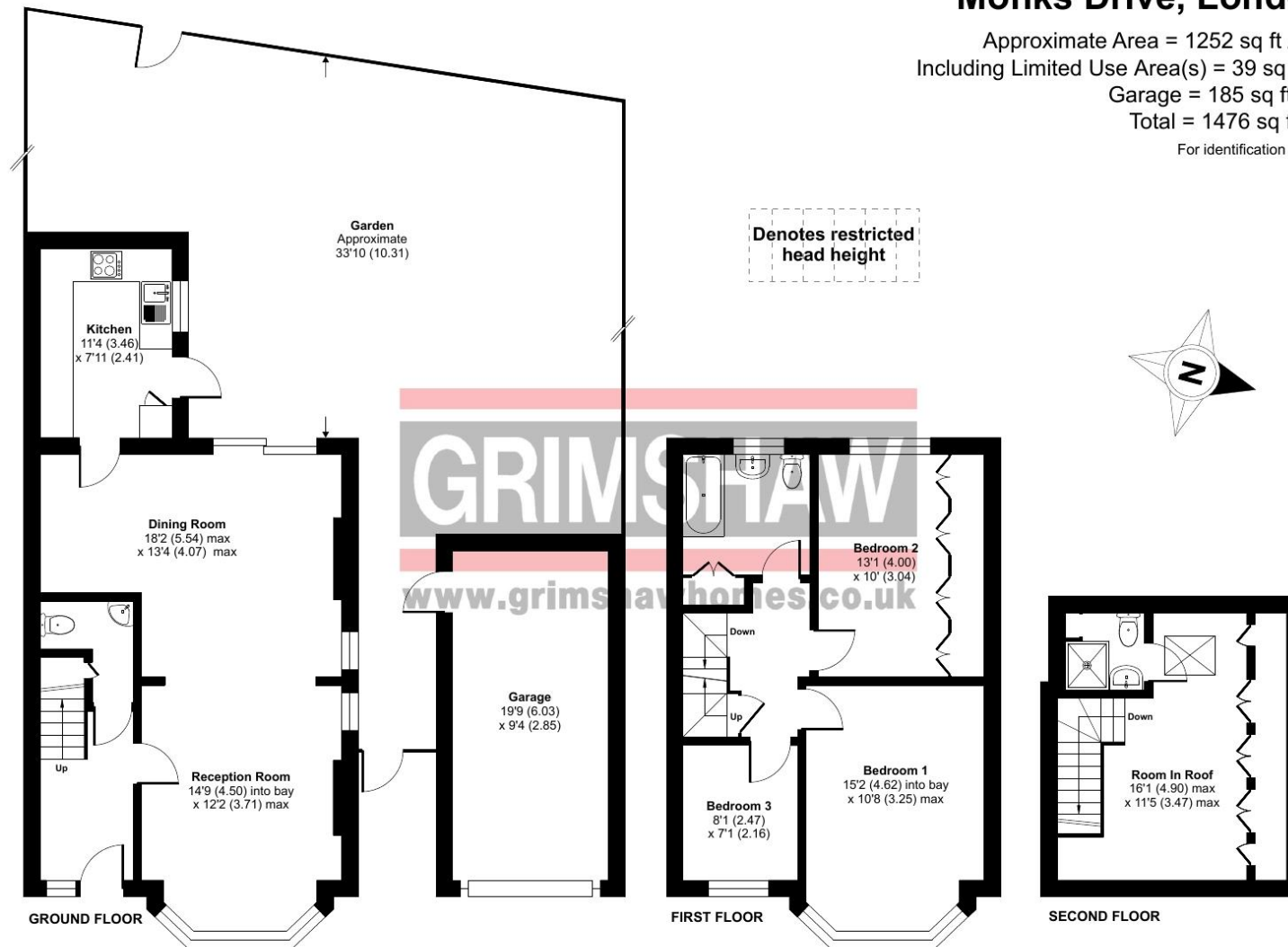
Approximate Area = 1252 sq ft / 116.3 sq m

Including Limited Use Area(s) = 39 sq ft / 3.6 sq m

Garage = 185 sq ft / 17.1 sq m

Total = 1476 sq ft / 137 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: 1536014



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