



Leslie
& Co.

PARK PLACE, ACTON, LONDON, W3

Guide Price: **£700,000**



Leslie & Co





About the property

What the owner loves:

This home has given me so much peace and happiness over the years, and there is so much I will genuinely miss about living here. One of the standout features has to be the sheer amount of indoor space and the fantastic layout, which makes everyday living feel incredibly comfortable. Having both a front and back garden has also been a massive bonus, offering a beautiful, private outdoor sanctuary to relax in.

The location gives you the best of both worlds. We are right by the expansive Gunnersbury Park, so you are always surrounded by plenty of beautiful greenery for walks and fresh air. Yet, for commuting and getting around, the easy access to the M4 and M25 is exceptionally convenient.

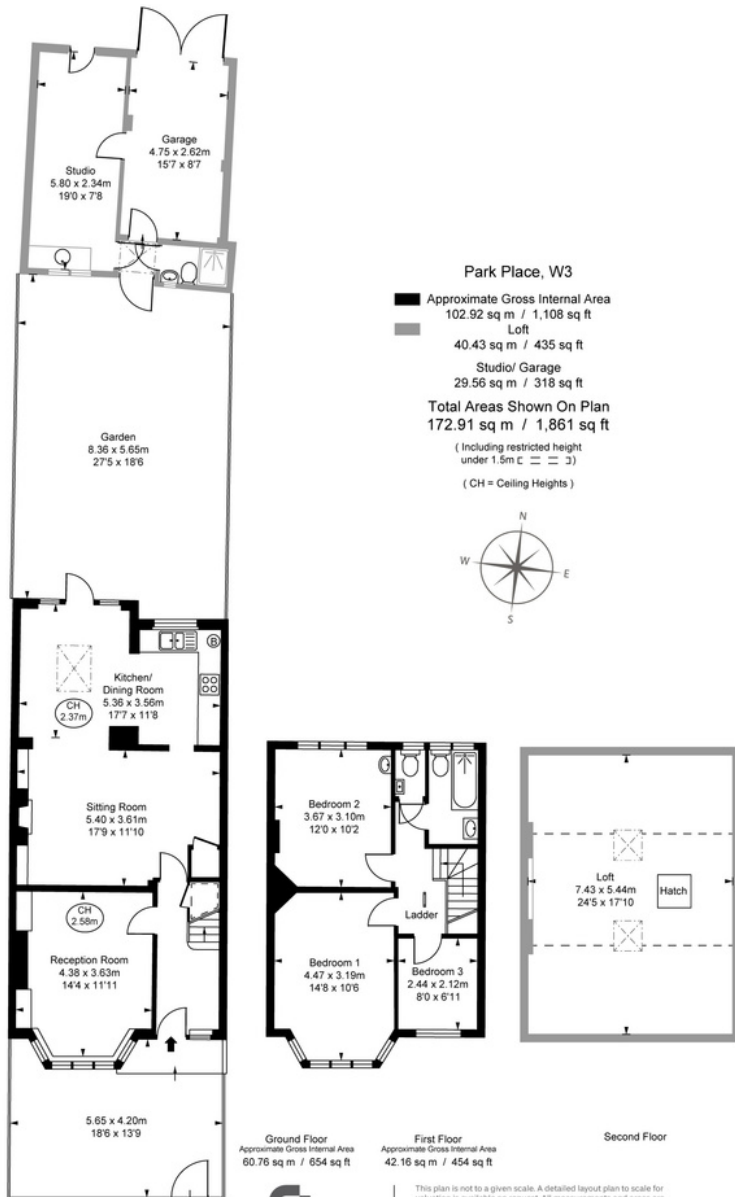
The road itself has a lovely, settled feel to it - it's a very pleasant, family-oriented neighbourhood. My immediate next-door neighbours are wonderful people with whom I get on incredibly well, while the rest of the street is full of nice, quiet people who respect your privacy and mind their own business. Combined with a brilliant local school catchment, it's just a truly peaceful and welcoming place to call home.

Key features

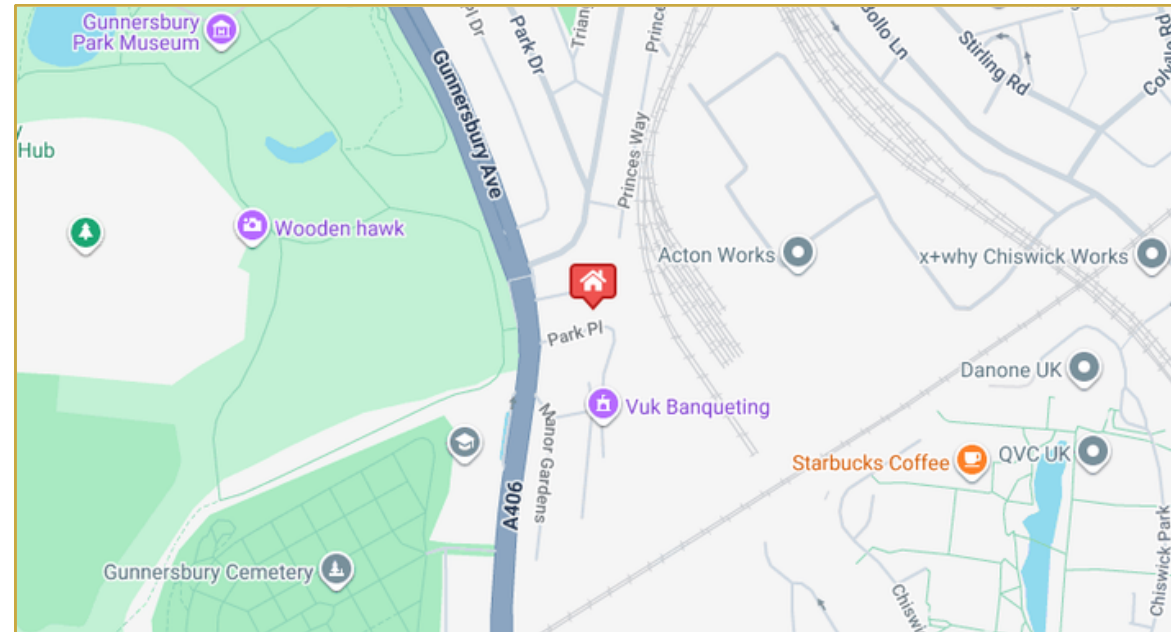
- Over 1,100 sq ft of internal accommodation
- Chain free
- Three bedroom period home
- Sought-after Gunnersbury Triangle location
- Detached rear garage with adjoining studio
- Potential to extend (STPP)
- Front and rear gardens
- Generous kitchen and dining room
- Substantial loft space
- Moments from Gunnersbury Park
- Short walk to Acton Town station
- Excellent local school catchments
- Buyer information pack available
- Secure with Reservation or Deposit Agreement

Material information

- Tenure - Freehold
- Council Tax Amount - £2671.00 (Band E)
- Guide Price - **£700,000**



This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice
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Key Facts for Buyers



Buyer Information Pack

