



## **Princes Gardens, West Acton, London W3 0LP**

### **Price £999,950 Freehold**

**Facing an ornamental green - a 4-bedroom mid-terrace Tudor-style residence with good sized accommodation on three floors and period features combined with modern facilities. Features include beamed ceiling and fireplace surrounds. There is an attractive rear lawn garden of approx 50ft with a patio area, rear paved area, garden access at the rear and garage at the rear which leads onto a service road.**

On the ground floor, the entrance hall leads on to 2 reception rooms (1 with double doors to the rear garden) and an extended fitted kitchen (also with access to the rear garden).

The first floor has 3 bedrooms (1 with access to a balcony at the front) and a family bathroom.

On the second floor is a further bedroom with an en suite shower room.

Situated on the favoured **Hanger Hill Garden Estate** a conservation area, access to both **West Acton & North Ealing** stations both with local shopping facilities as well as **Ealing Broadway** station with Elizabeth Line connection & town centre and the M4 & M40 motorways.

Well-placed for local schools including West Acton Primary, The Japanese School, Ellen Wilkinson High, Twyford CofE High and Ada Lovelace CofE High.

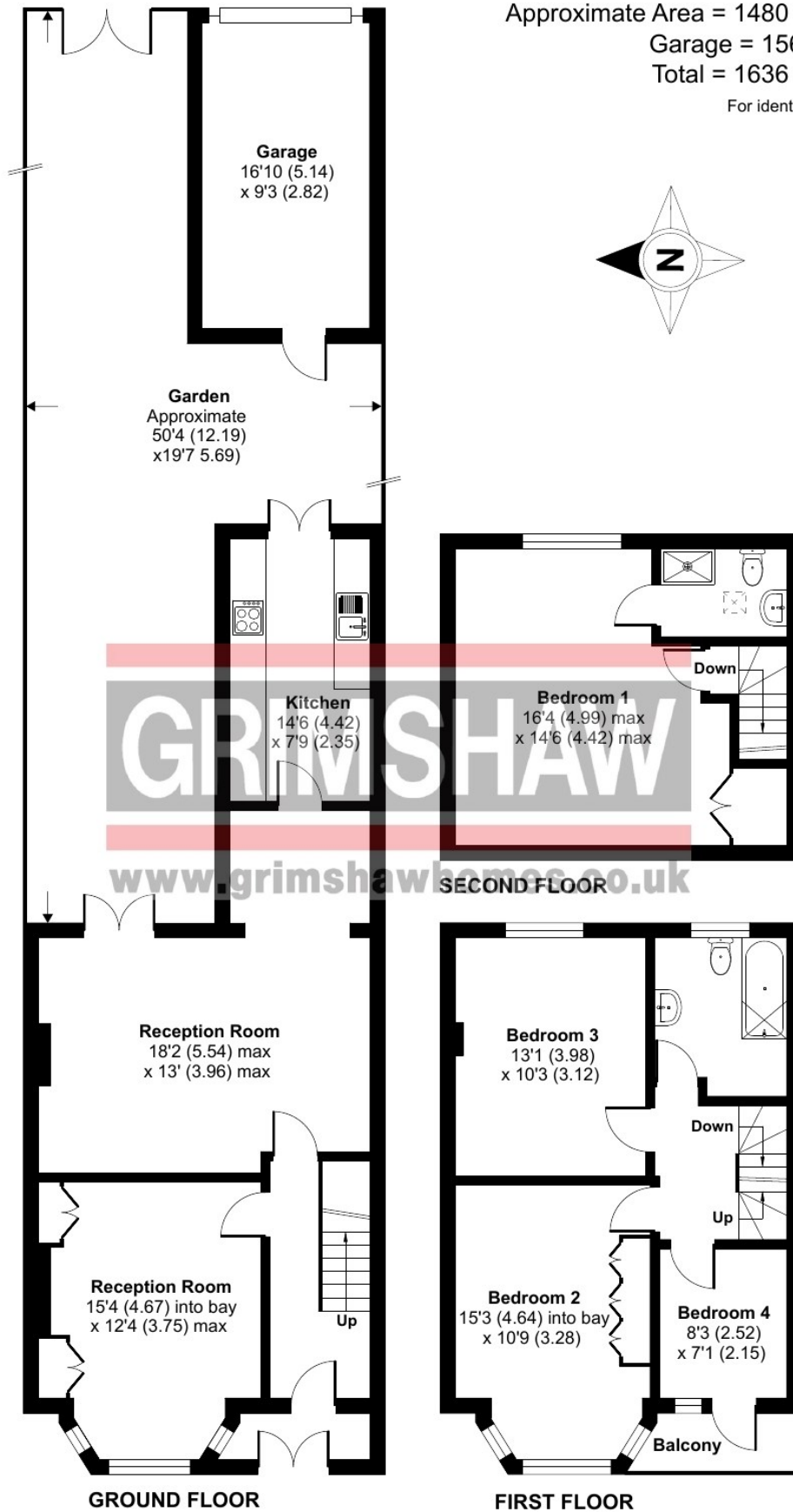
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Approximate Area = 1480 sq ft / 137.4 sq m

Garage = 156 sq ft / 14.4 sq m

Total = 1636 sq ft / 151.8 sq m

For identification only - Not to scale











EPC Rating = D

Council tax band = G (£3,401.70 for 2025/2026)

Local authority: London Borough of Ealing

Parking: Street parking - CPZ area West Acton zone Z

Accessibility: Internal staircase

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

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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