



Princes Gardens, West Acton, London W3 0LT

Price £875,000 Freehold - No Chain

A 4-bedroom Tudor-style terraced property arranged over three floors with a front garden, rear lawn garden of approx 53ft and garage at the rear.

The entrance hall leads on to 2 reception rooms with the rear reception having access to the rear garden, fitted kitchen and cloakroom.

On the first-floor are 3 bedrooms and a family bathroom. The second floor has a bedroom, bathroom and eaves storage.

There are front and rear gardens. The rear garden has rear access. The garage is at the rear of the property which leads on to a service road.

Situated on the favoured **Hanger Hill Garden Estate** a conservation area, with access to both **West Acton** and **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, Ellen Wilkinson High, The Japanese School, Twyford CofE High and Ada Lovelace CofE High.

Princes Gardens, London, W3

Approximate Area = 1395 sq ft / 129.5 sq m

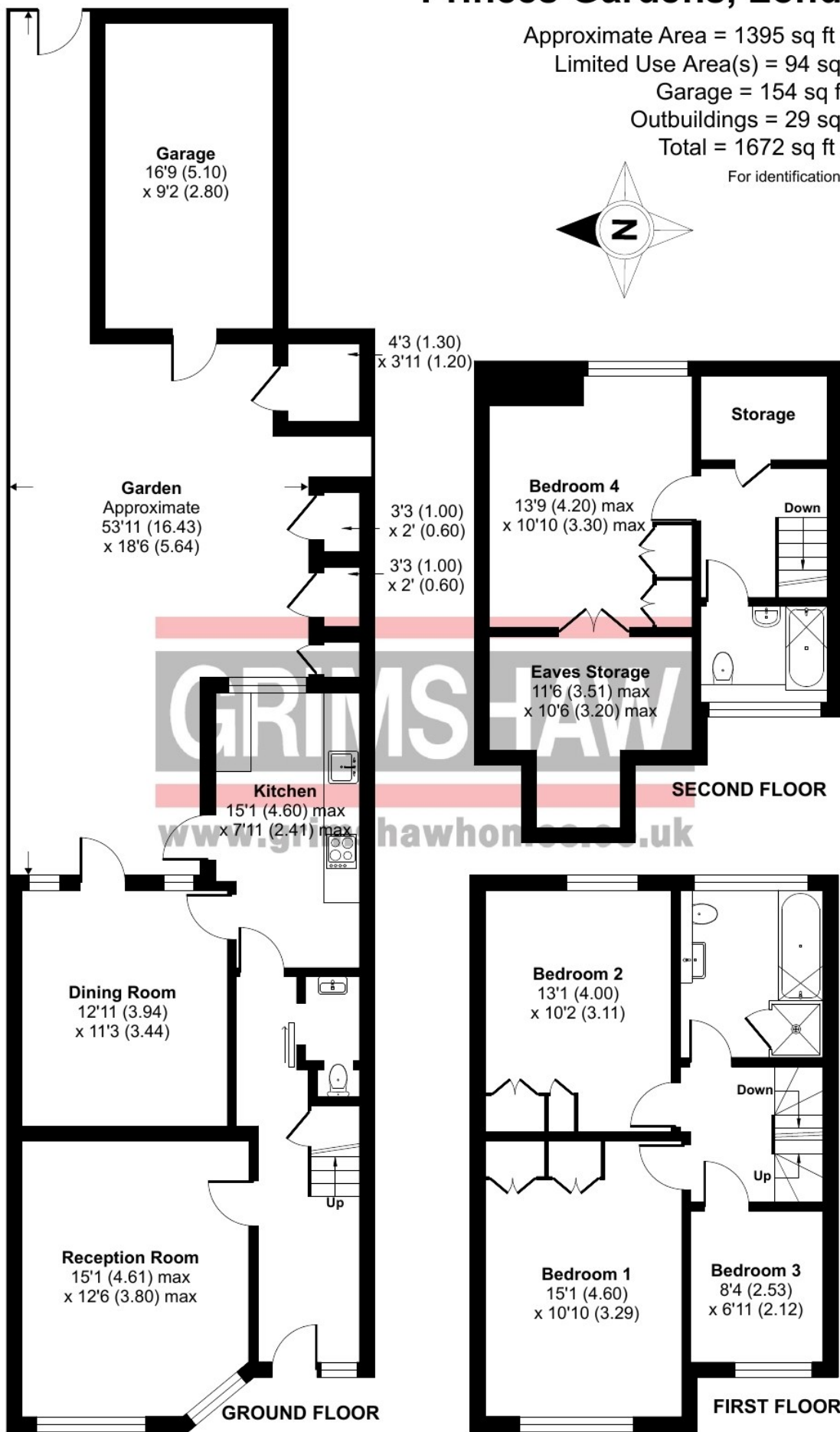
Limited Use Area(s) = 94 sq ft / 8.7 sq m

Garage = 154 sq ft / 14.3 sq m

Outbuildings = 29 sq ft / 2.6 sq m

Total = 1672 sq ft / 155.2 sq m

For identification only - Not to scale







EPC Rating = C

Council tax band = G £3,401.70 for current financial year 2025-2026

Local authority: London Borough of Ealing

Parking: Brick garage at the rear - CPZ area West Acton zone Z

Accessibility: Internal staircase

Connected services and utilities: Mains water and drainage, gas heating and radiators, electricity, system boiler, mains gas, Broadband connected, loft boarded and is a bedroom

Flood risk: -

Surface water very low risk which means less than 0.1% chance of a flood each year.

Rivers and sea very low risk which 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.

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10.02.2026 Ref: 9988

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