



## **Lynton Terrace, Lynton Road, West Acton, London W3 9DU**

### **Price £769,000 Freehold - No Chain**

**A 3-bedroom end-of-terrace property with accommodation arranged over two floors. The property has a large rear lawn garden of approx 105ft, shared side passage and a front garden with off-street parking. There is potential to convert the loft (subject to usual regulations).**

The property comprises an entrance hall, 2 reception rooms (1 open-plan with the fitted kitchen / dining room and utility area), ground-floor shower room with WC, 3 bedrooms and a family bathroom with WC.

Outside is a front garden with off-street parking and a large rear garden of approx 105ft with paved terrace and steps down to the lawn area.

Situated in a popular West Acton location with access to **Action main line** station (approx. 0.3 miles away) and well-placed for **West Acton** and **Ealing Common** stations with local shopping facilities. With access to **Ealing Broadway** station with Elizabeth Line connection & town centre.

Road connections to A4, M4 & M40 motorways.

Good local schools include The Japanese School, West Acton Primary, Ellen Wilkinson High for Girls, Twyford CofE High and Ada Lovelace CofE High.

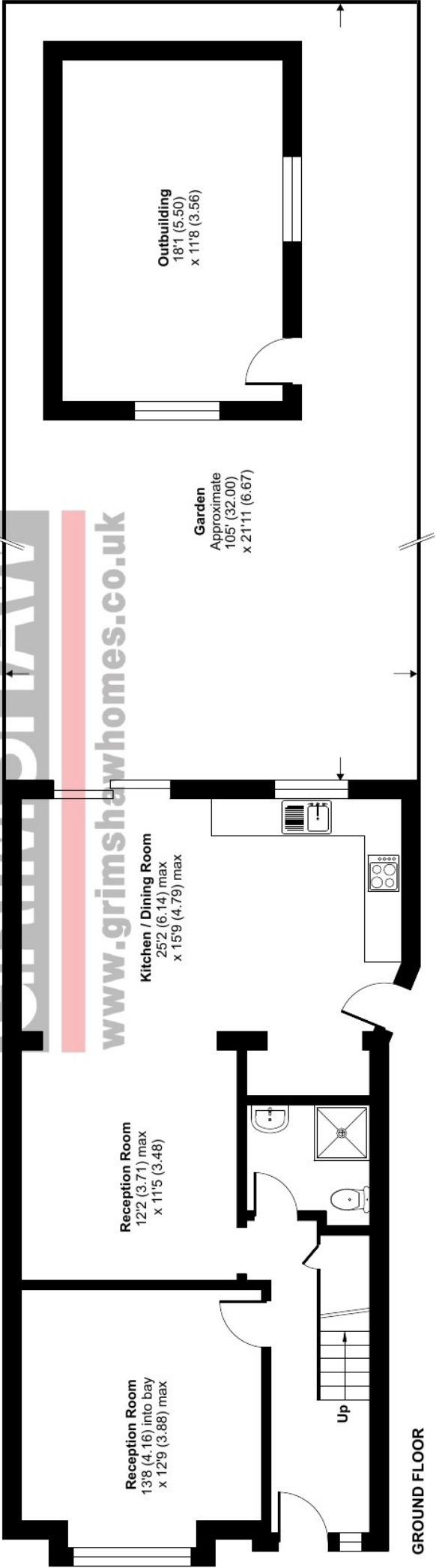
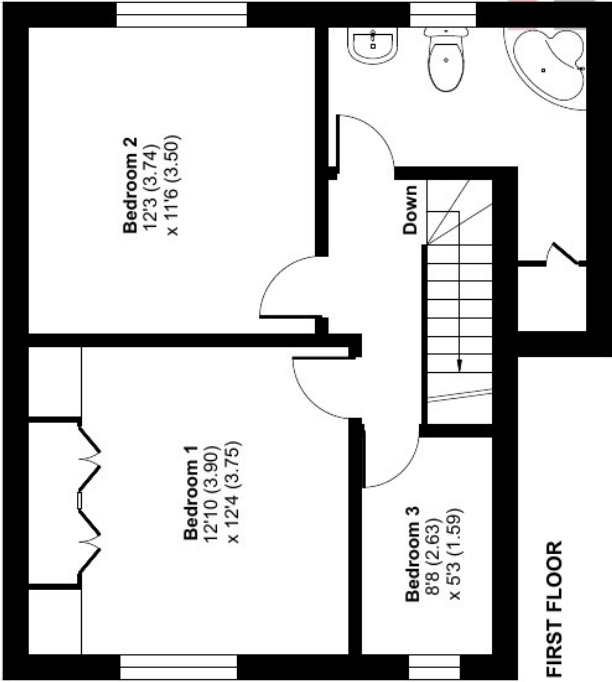
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Approximate Area = 1242 sq ft / 115.3 sq m

Outbuilding = 211 sq ft / 19.6 sq m

Total = 1453 sq ft / 134.9 sq m

For identification only - Not to scale







EPC Rating = D

Council tax band = F (£3,088.98 for 2025 / 2026)

Local authority: London Borough of Ealing

Parking: Off-street parking. Controlled parking zone (Friars Green Extension Zone MM)

Accessibility: steps at the front of the property, internal staircase, and in the rear garden, steps leading down to the lawn area.

Connected services and utilities: Gas supply: electricity supply: mains drainage

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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