



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

### **Price £1,050,000 Freehold**

**A stunning 4-bedroom, 2 bathroom terraced property (of approx 1680 sq ft) arranged over three floors and is located on the popular Hanger Hill Garden Estate. It has been refurbished throughout and extended on the ground floor to create an enviable spacious open-plan double reception room / kitchen with doors onto the rear garden. The property benefits from new double-glazed windows and bespoke wooden shutters to the front reception room and front bedrooms.**

On the ground floor, there is a pretty entrance hall with some original features and a WC. The double reception room is open-plan with the kitchen / dining room, flooded with light from the dual east / west aspect and the additional skylight. There is a feature fireplace and built-in cupboards. The kitchen area has tiled walls and floor, island and doors onto the rear garden.

Up to the first floor with 2 double bedrooms with bespoke wardrobes and a further bedroom currently used as an office. The family bathroom is recently refurbished with a stand alone bath and walk-in shower unit.

On the second floor is bedroom 4 with an en suite shower room / WC.

Outside is a lovely front garden and an attractive rear lawn garden of approx 45ft with a patio area, rear garden access and a garage.

**Hanger Hill Garden Estate** is a conservation area. It has access to **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.

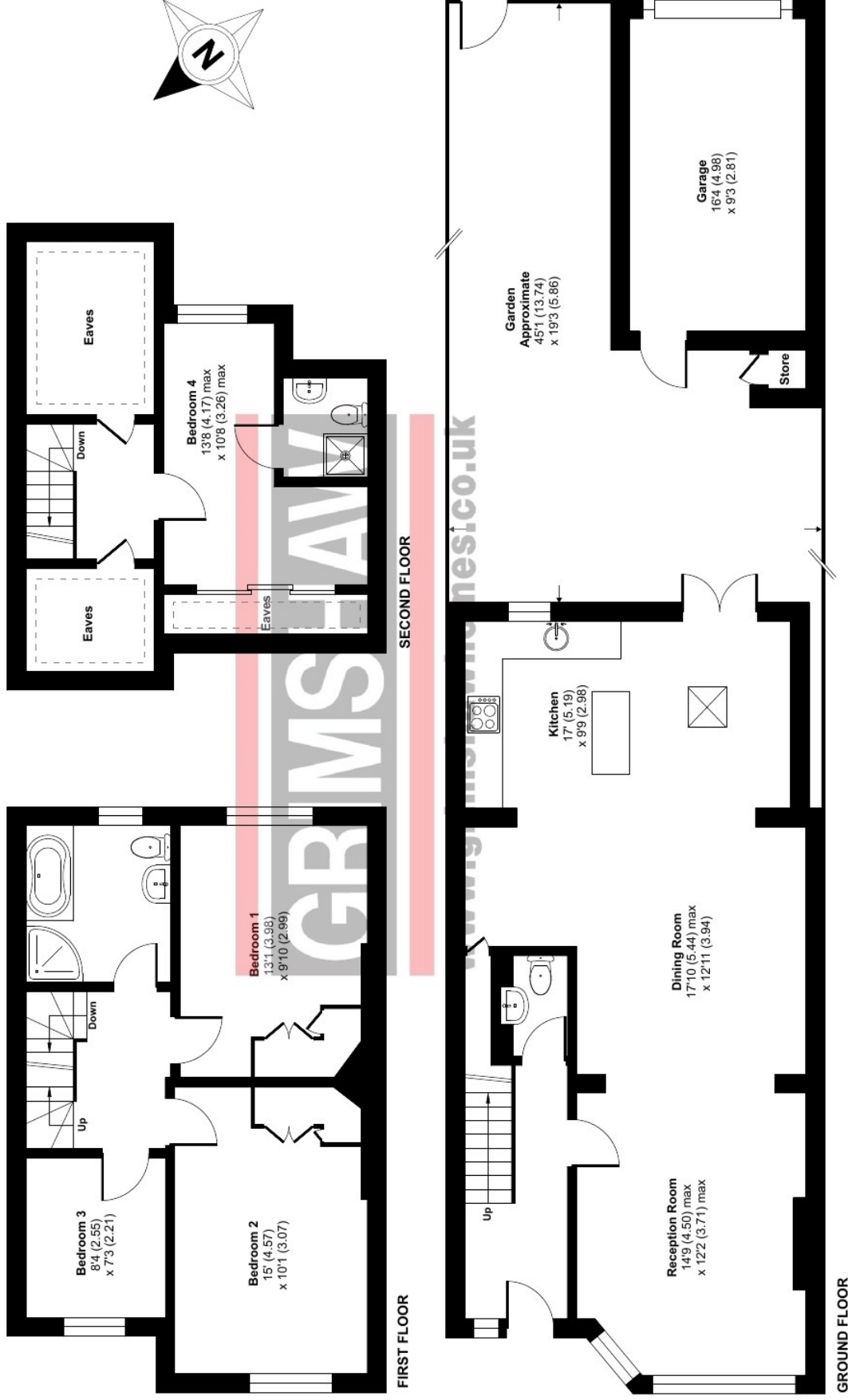
Well-placed for local schools including The Japanese School, West Acton Primary, Ellen Wilkinson High, Twyford CofE High and Ada Lovelace CofE High.

# Princes Gardens, London, W3

Approximate Area = 1342 sq ft / 124.6 sq m (excludes store)  
 Including Limited Use Area(s) = 136 sq ft / 12.6 sq m  
 Garage = 151 sq ft / 14 sq m  
 Total = 1629 sq ft / 151.2 sq m

For identification only - Not to scale

Denotes restricted head height







EPC Rating = D

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

Local authority: London Borough of Ealing

Parking: Garage at the rear with off-street parking. CPZ area West Acton zone Z

Accessibility: internal staircase

Connected services and utilities: Electricity: mains gas (gas combi boiler and radiator heating): mains drainage: broadband connected: no landline: no CCTV

We understand new wooden windows to front and rear bedrooms: new window shutters at the front: new ground-floor cloakroom: bespoke wardrobes in both main bedrooms: new light fittings. There is a tree preservation order.

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.**

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