



**Princes Gardens, West Acton, London W3 0LQ**  
Price £999,950 Freehold - No Chain

**GRIMSHAW**

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Located on the popular Hanger Hill Garden Estate, a conservation area - a beautifully-presented 4-bedroom mid-terrace Tudor-style property arranged over three floors with light & airy accommodation and wood floors throughout the ground floor. There is a lovely west-facing rear garden offering a great space for entertaining and a garage at the rear leading onto a service road.

**Ground floor** - the double doors from the entrance hall leads to a stylish double reception room, dining room at the rear and also open-plan with the fitted kitchen. The hall also leads to a cloakroom with WC and wash hand basin.

**First floor** - 3 bedrooms and a family shower room / WC.

**Second floor** - there is a bedroom of approx 17ft with an en suite bathroom / WC.

**Outside** - there is a paved front garden and a pretty west-facing rear garden (of approx 46ft) which is mainly paved with raised borders and flower beds. The garage is at the rear with access on to a service road.

**Local schools** include West Acton Primary, Ellen Wilkinson High, The Japanese School, Twyford CofE High and Ada Lovelace CofE High.

**Transport links** include **West Acton** station and local shopping facilities, **North Ealing** station also with local shops and also access to **Ealing Broadway** station with Elizabeth Line connection for central London and beyond. Ealing Broadway town centre has numerous shopping facilities, bars and restaurants.

**Road connections** A4, A40 and M4 & M40 motorways.

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**EPC Rating:** D

**Council tax band:** G (£3,564.22 for 2026 / 2027)

**Local authority:** London Borough of Ealing

**Parking:** Garage at the rear and CPZ: West Acton Zone Z

**Connected services and utilities:** Electricity: mains gas (Worcester gas central heating boiler and radiator heating): mains drainage: broadband connected: landline connected: loft 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.



## Princes Gardens, London, W3

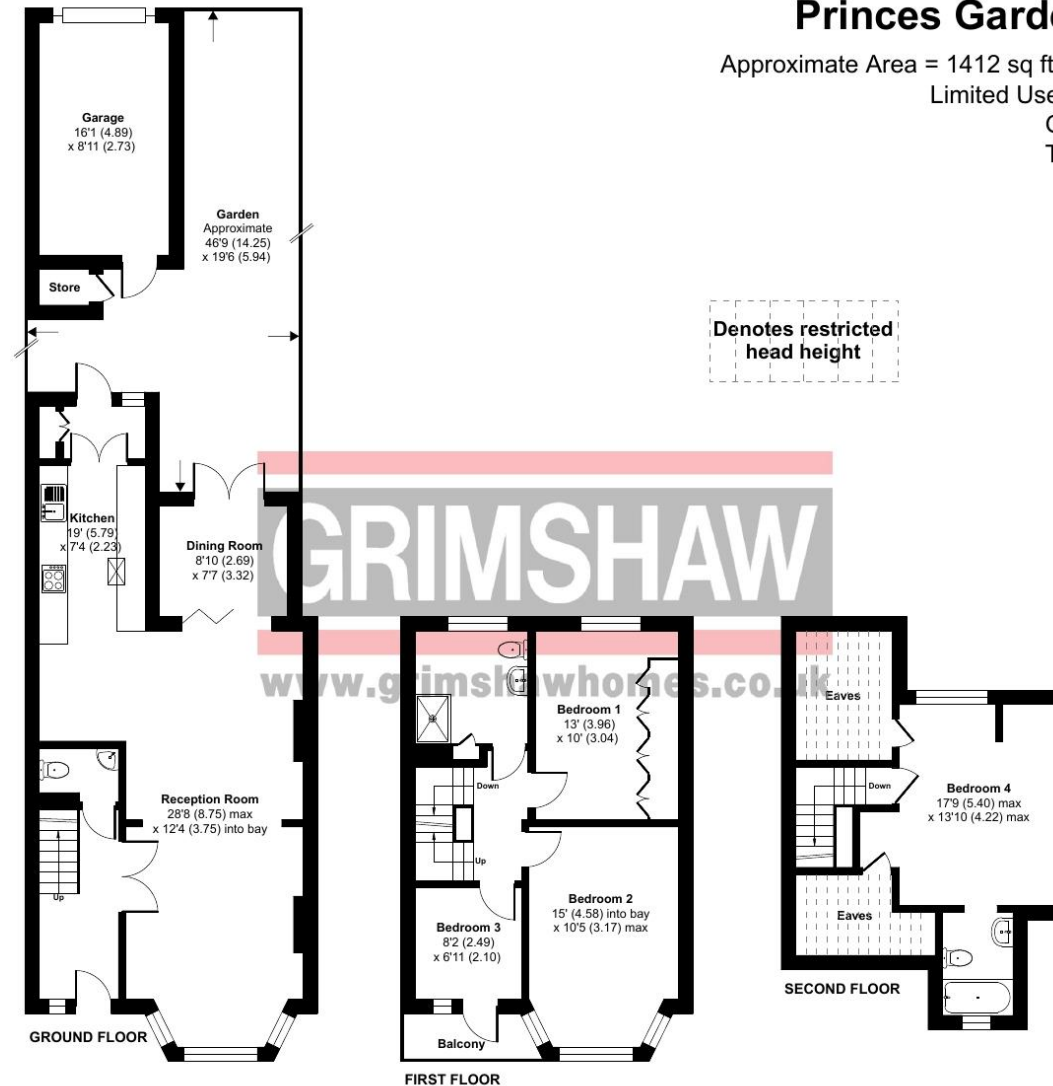
Approximate Area = 1412 sq ft / 131.1 sq m (excludes store)

Limited Use Area(s) = 119 sq ft / 11 sq m

Garage = 144 sq ft / 13.3 sq m

Total = 1675 sq ft / 155.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Grimshaw & Co. REF: 1524408

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