

Queens Drive, West Acton, London W3 0HD
Price £995,000 Freehold – No Chain

A natural 4-bedroom end-of-terrace house arranged over two floors with spacious front lawn garden, garage at the side and off-street parking. With a lovely rear lawn garden of approximately 44ft. Offering an opportunity to purchase a spacious Hanger Hill Garden Estate property (approximately 1523 sq ft) with potential to convert the loft or extend (subject to usual regulations).

This spacious Hanger Hill Garden Estate property has an entrance hall, reception room at the front with bay window and communicating with a large rear reception room with beamed ceiling and a door to the rear garden, fitted kitchen also with access to the garden and a cloakroom / WC. On the first floor there are 4 bedrooms and a family bathroom with a separate WC.

Outside is a front lawn garden, a lovely rear garden with a terrace and a garage at the side with off-street parking.

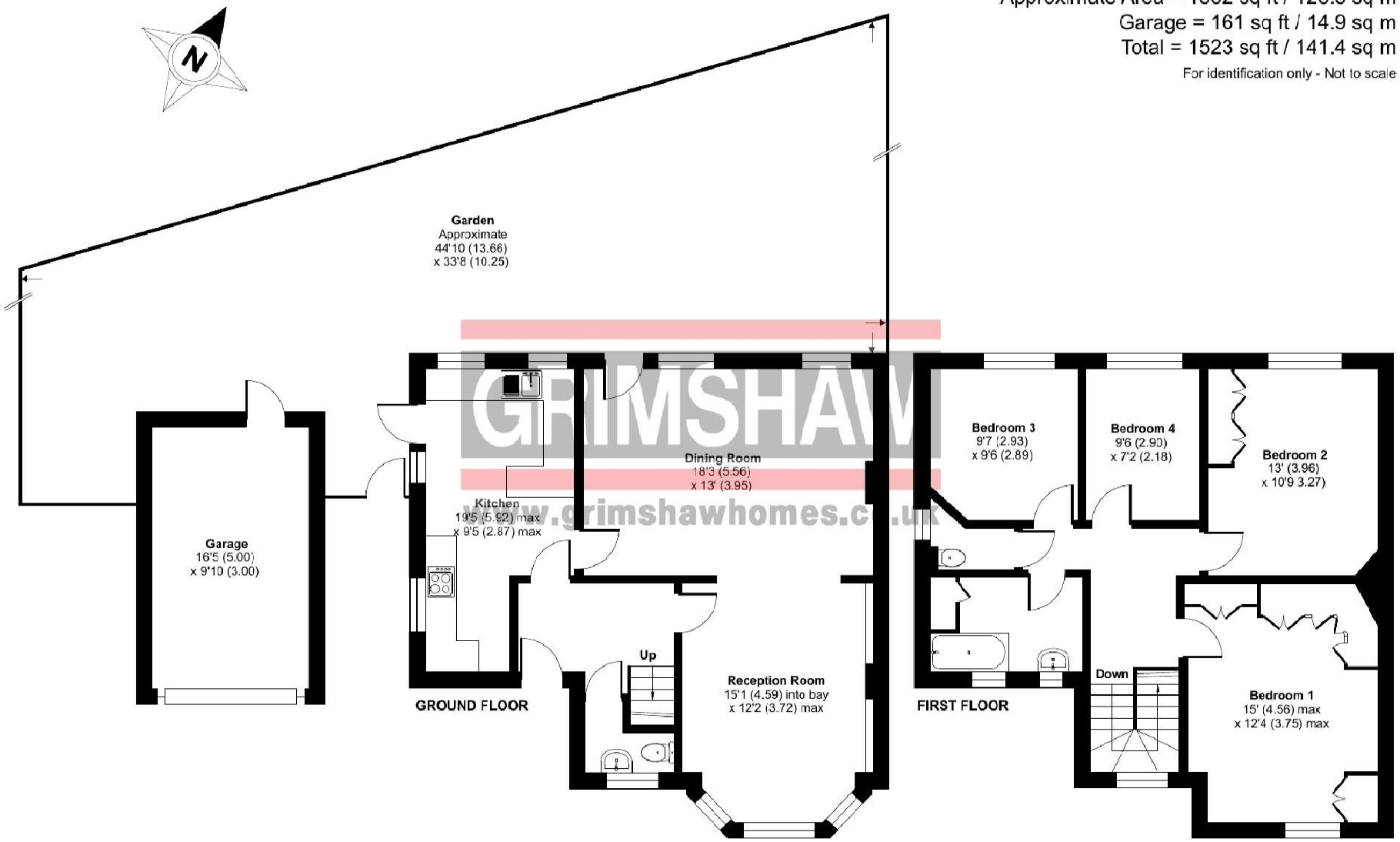
Situated in a sought-after location, on the popular **Hanger Hill Garden Estate** a conservation area, just a short step from **West Acton** station, within easy reach of **North Ealing** station and with access to **Ealing Broadway** station with Elizabeth Line connection & town centre.

Local road connections include A40 and the M4 & M40 motorways.

Local schools include Acton High, West Acton Primary, Ellen Wilkinson High, Twyford CofE High, Derwentwater & St Vincent's Primaries and The Japanese School.

Queens Drive, London, W3

Approximate Area = 1362 sq ft / 126.5 sq m
Garage = 161 sq ft / 14.9 sq m
Total = 1523 sq ft / 141.4 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). ©nichecom 2026.
Produced for Grimshaw & Co. REF: 1466049



















EPC Rating = D

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

Local authority: London Borough of Ealing

Parking: Garage at the side with off-street parking and controlled parking zone (West Acton Zone Z)

Accessibility: Internal staircase

Connected services and utilities: Gas supply (gas boiler and gas heating): electricity supply: mains drainage: no broadband: no landline: boarded and insulated loft.

Surface water: 'High' means more than 3.3% 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 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 whether in relation to any property. No responsibility can be accepted for any loss of expenses incurred in viewing in relation to any property.

17.11.2026 Ref: 10089

Grimshaw and Co, 5 Station Parade, Ealing Common, London W5 3LD

GRIMSHAW
www.grimshawhomes.co.uk