



King Edwards Gardens, Acton, London W3 9RE **Price £439,950 Share in Freehold**

A beautifully refurbished 1-bedroom property with high ceilings and benefits from a fully fitted kitchen with stylish splashbacks and integral oven, hob and fridge / freezer.

The reception room (is approx 18ft) with a dining area and fitted kitchen area. The property is offered double-glazed windows and a spacious shower room with rain shower, shower handset, marble double sink and WC.

Situated in a favoured location with access to Central London and beyond.

Transport links include: -

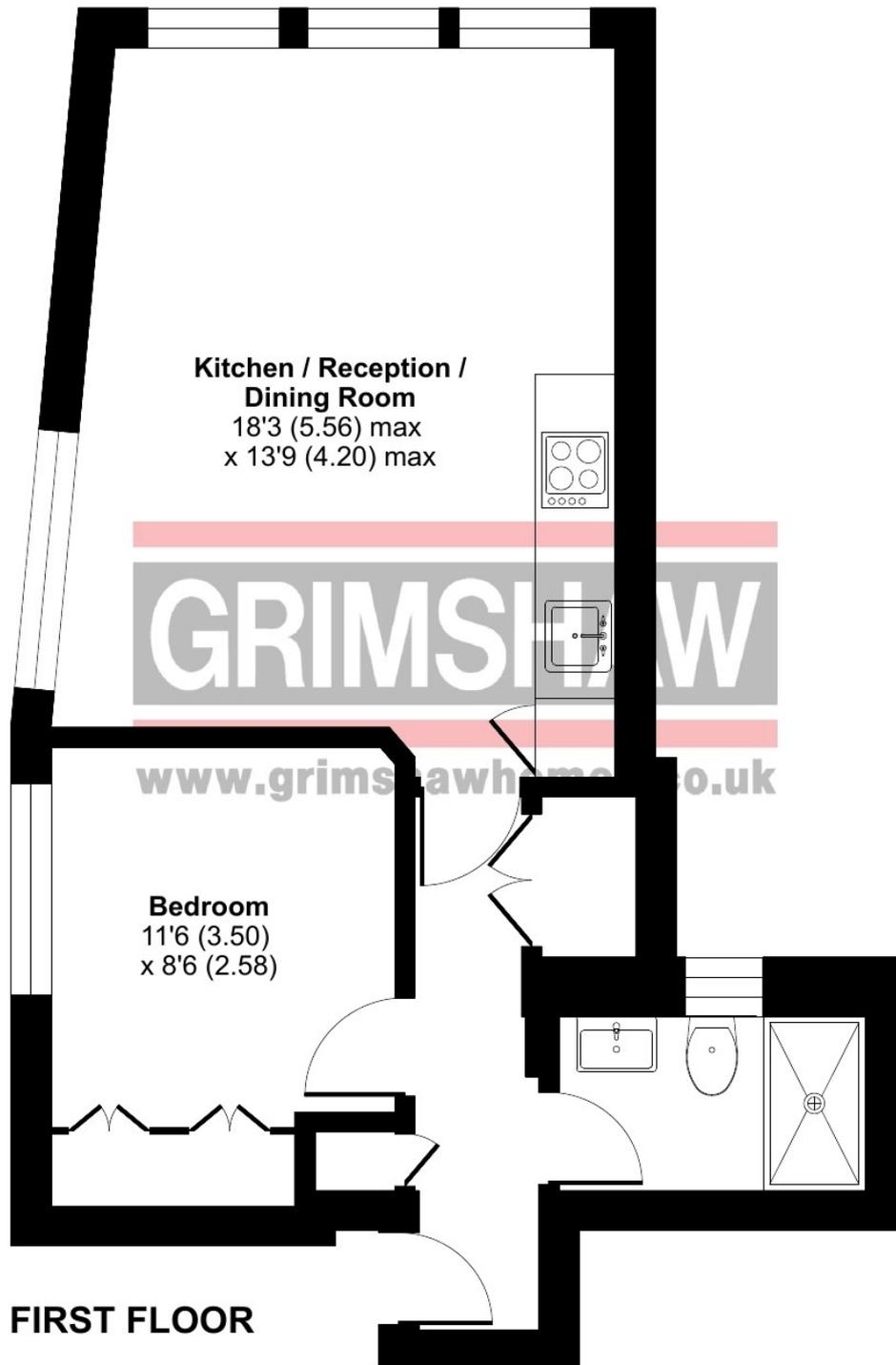
- **Ealing Common** station: District Line & Piccadilly Line - 0.4 miles
- **Acton Town** station: District Line & Piccadilly Line - 0.5 miles
- **Ealing Broadway** station: Central Line, District Line & Elizabeth Line - 1.1 miles or 207 bus route 10 mins (Shepherds Bush to Uxbridge)
- Bus route 70: Chiswick Park to South Kensington
- 24 hour Tesco around the corner
- Chiswick House and gardens - 3.5 miles

Road connections to A40 and the M4 & M40 motorways.

King Edwards Gardens, London, W3

Approximate Area = 426 sq ft / 39.5 sq m

For identification only - Not to scale







EPC Rating = C

Council tax band = C (£1,814.24 for 2025 / 2026)

Local authority: London Borough of Ealing

Parking: Controlled parking zone (Ealing Common Zone G) and on road parking

Accessibility: internal staircase

Service charge to be confirmed

Connected services and utilities: Gas supply (Vaillant gas ecofit pure combi boiler and radiator heating): electricity supply: mains drainage: broadband connected: no landline: no CCTV: skirting board and shower room have underfloor heating: cavity wall insulation

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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