



**Carbery Avenue, Gunnersbury, Acton, London W3 9AD**  
**Price: £1,250,000 Freehold - No Chain**

Situated in a premier location, with access to **Acton Town** station with local shopping facilities. The lovely open spaces of Gunnersbury park are nearby. Also with access to **Ealing Common** station with local shopping facilities and **Ealing Broadway** with Elizabeth Line connection station & town centre. A number of excellent local schools include Twyford CofE High, Ark Acton Academy, Ellen Wilkinson High School for Girls, Berrymeade Junior, Berrymeade Infant and St Vincent's Catholic Primary. Road connections include A40 / Western Avenue and M4 & M40 motorways.

**A substantial semi-detached 4-bedroom bay-windowed house arranged over two floors with a garage, private drive-in and lovely rear garden. The property has high ceilings, well proportioned rooms and a large loft space offering potential for enlargement (subject to usual regulations).**

The accommodation comprises entrance hall, 2 reception rooms, cloakroom, breakfast room, kitchen, garden room, 4 bedrooms, bathroom and a separate WC.

There is a rear garden of approx 63' with patio, garage at the side and a private drive-in.



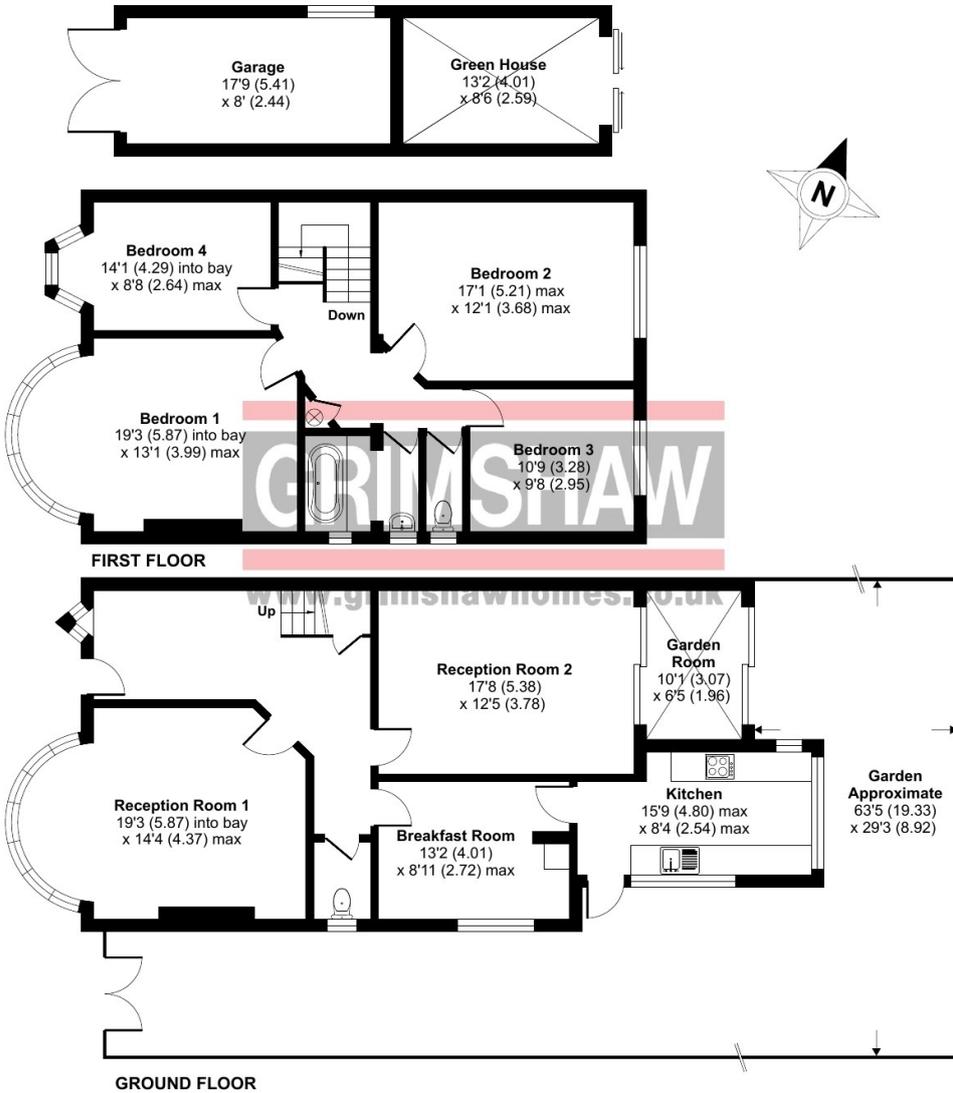
# Carbery Avenue, London, W3

Approximate Area = 2025 sq ft / 188.1 sq m (includes garage)

Outbuilding = 112 sq ft / 10.4 sq m

Total = 2137 sq ft / 198.5 sq m

For identification only - Not to scale



**RICS** Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2022. Produced for Grimshaw & Co. REF: 865508

EPC Rating = E  
 Council tax band = G (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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