



Grimshaw & Co

Carbery Avenue, Acton, London W3 9AB

Price: £1,300,000 Freehold

Situated in a favoured residential location with some open views and access to **Acton Town** station with local shopping facilities and **Ealing Common** station also with local shopping facilities. Also access to **Ealing Broadway** station with Elizabeth Line connection & town centre. Nearby are the lovely open spaces of Gunnersbury Park and Ealing Common. With road connections for A40 and M4 / M40 motorways. Well-placed for a number of local schools including Ada Lovelace CofE High, St Vincent's Catholic Primary, Twyford CofE High, Ark Acton Academy and Ellen Wilkinson High.

A well-maintained 4-bedroom detached traditional corner residence on two floors of considerable architectural appeal.

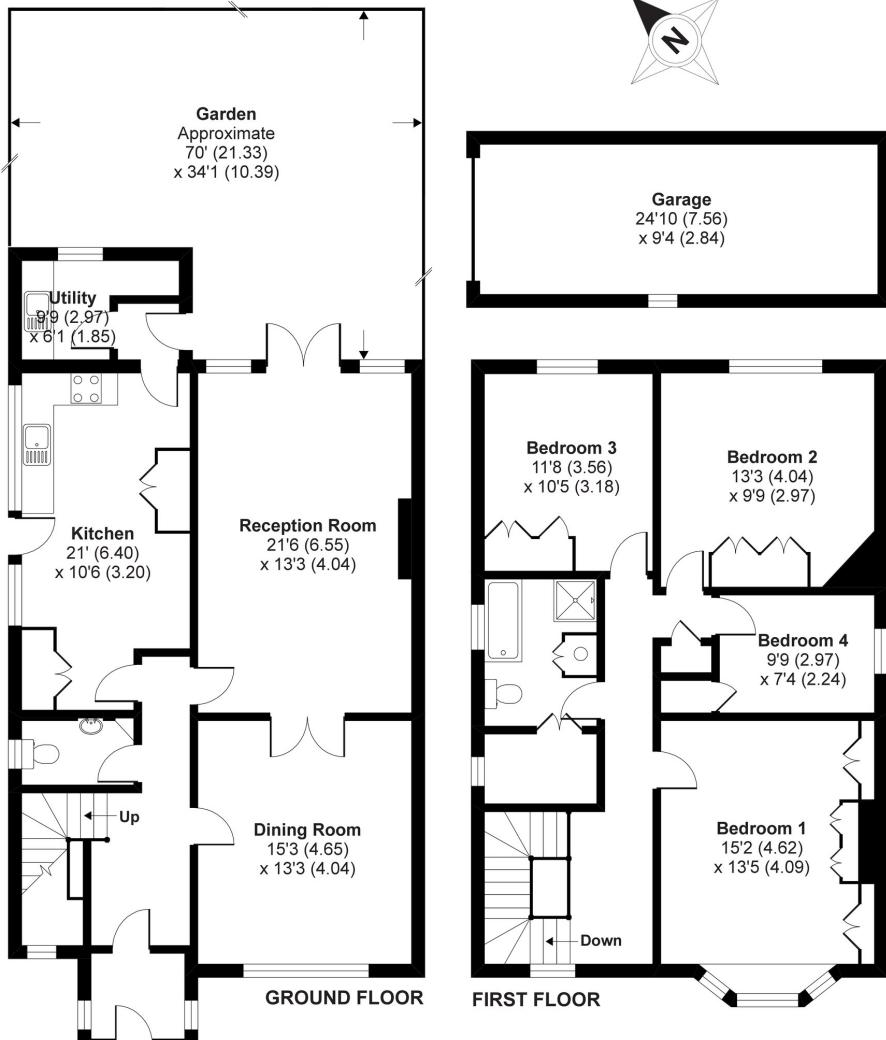
The accommodation comprises entrance hall, 2 reception rooms with rear reception room leading directly onto the pretty garden & terrace, kitchen/breakfast room, utility room, cloakroom, 4 bedrooms and a modern bath/shower room.

There is a pretty rear lawned garden of approx 70' with terrace and an archway to a side access. A large garage is at the rear with car port and side access.



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APPROX. GROSS INTERNAL FLOOR AREA 2120 SQ FT 196.9 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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(Photographs taken previously)

EPC Rating = D

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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