



# Japan Services Rent Ltd

Sales, Lettings & Property Management

2 Queens Drive, West Acton, London, W3 0HA

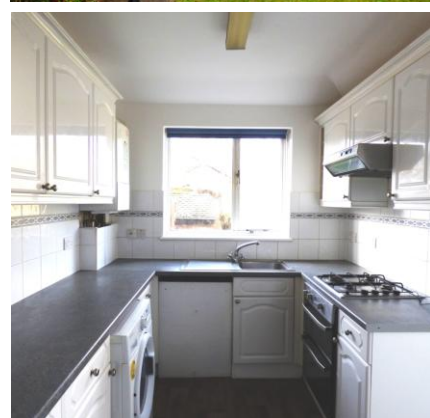
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## Princes Gardens, West Acton W3 0LG

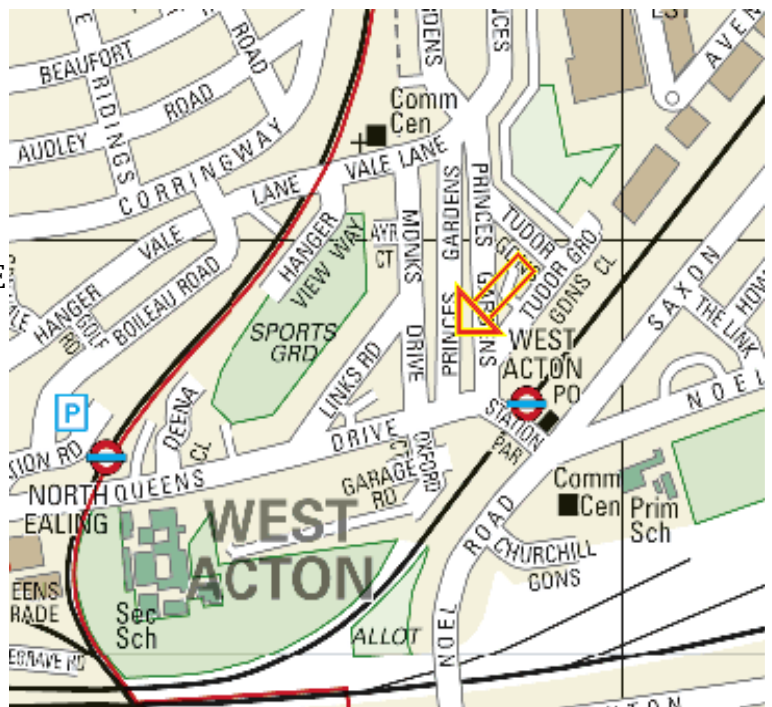
**PRICE: £849,950**

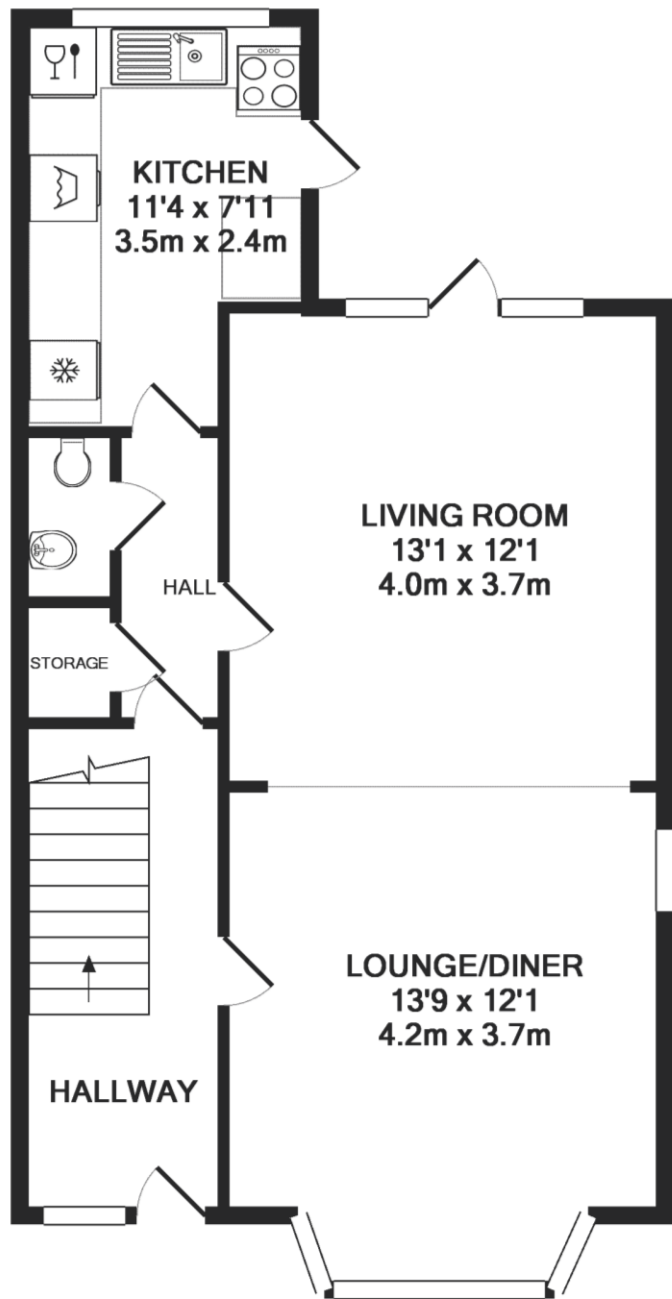


**This is a lovely, newly decorated and spacious three bedroom end of terrace house on the highly sought after Hanger Hill Garden Estate. The house is on a tranquil and leafy, tree-lined road in West Acton. This exceptional property is offered Freehold and is organised over two floors. It comprises of:**

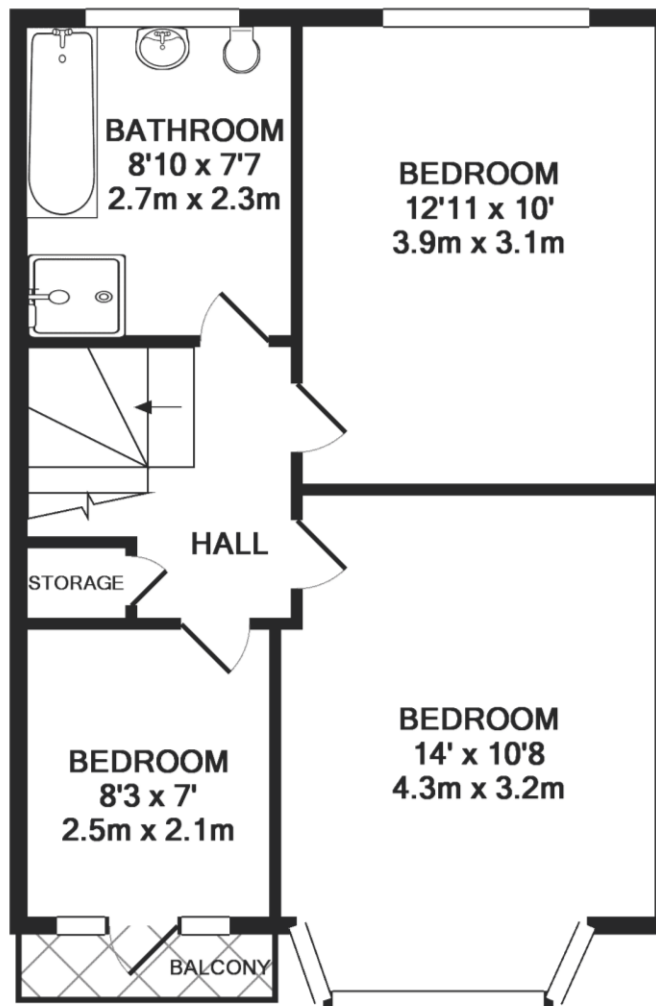
- \* Three well proportioned bedrooms with two double bedrooms and one single
- \* Beautiful through lounge and a dining area with an original decorative fireplace
- \* Kitchen includes most modern conveniences
- \* Bath/shower room and ground floor WC
- \* 1<sup>st</sup> floor front balcony with views over HHGE
- \* Garage as well as an outhouse, secure gate
- \* Well maintained front and rear gardens

**Transport links include West Acton tube station (Central line) and North Ealing tube (Piccadilly line). Motorists gain immediate access and the North Circular Road whilst all of the area's amenities are reachable on foot. The area boasts excellent schools: The Ellen Wilkinson School for Girls, the Holy Family Catholic Primary School, the West Acton Primary, The Japanese School.**





GROUND FLOOR  
APPROX. FLOOR  
AREA 516 SQ.FT.  
(48.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 453 SQ.FT.  
(42.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 970 SQ.FT. (90.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>55</b>	<b>87</b>
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		<b>50</b>	<b>87</b>
England & Wales		EU Directive 2002/91/EC	

PLEASE NOTE : All property measurements are approximate and have been taken with electronic distance measuring tool 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 purchaser, who should satisfy themselves by inspection or otherwise. No responsibility can be accepted for any loss of expenses incurred in viewing. Services, heating appliances, any security system and drain systems have not been tested. Particulars of the tenure, Freehold or Leasehold and Ground Rent, Service/Maintenance Charges are All SUBJECT TO CONFIRMATION by the vendor's Conveyances. Internal photographs are reproduced for general information and it must not be inferred that any item shown therein is included with the property

