



# Japan Services Rent Ltd

Sales, Lettings & Property Management

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## Princes Gardens, West Acton, W3 0LR

**PRICE: £895,000**

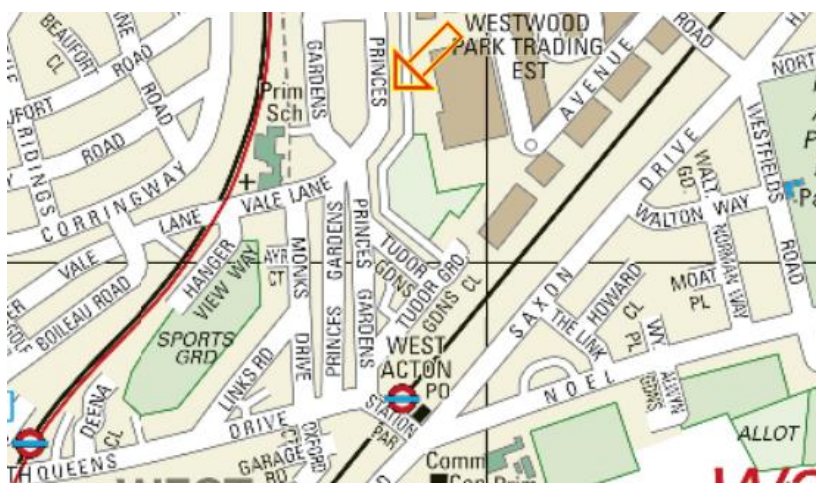


**This is a beautiful, terraced, four bedroom house situated in the tree-lined road on the highly sought-after Hanger Hill Garden Estate. This outstanding house is walking distance to all of the areas amenities. Situated close to excellent transport links and brilliant schools this house is a perfect family home. The property comprises of:**

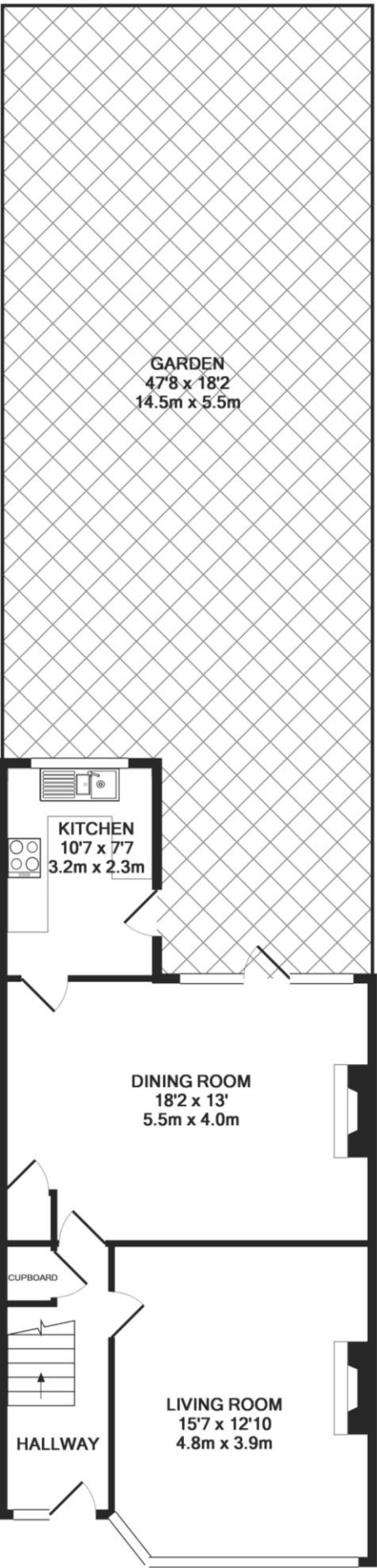
- \* Three double bedrooms and one single
- \* Spacious lounge and dining area with French doors to sizeable back garden
- \* Modern kitchen and two bathrooms
- \* Garage as well as a shed secure entry
- \* Resident on-street permit parking

**Minutes walk to West Acton tube (Central line) & North Ealing tube (Piccadilly line)**

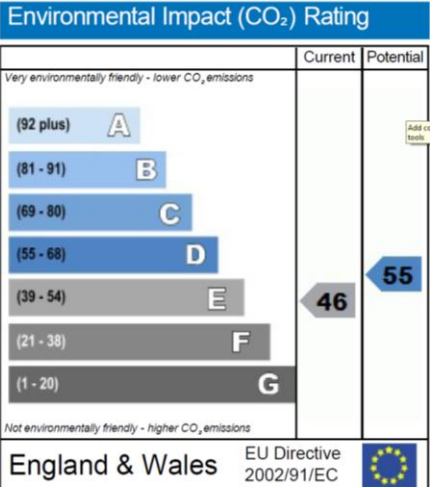
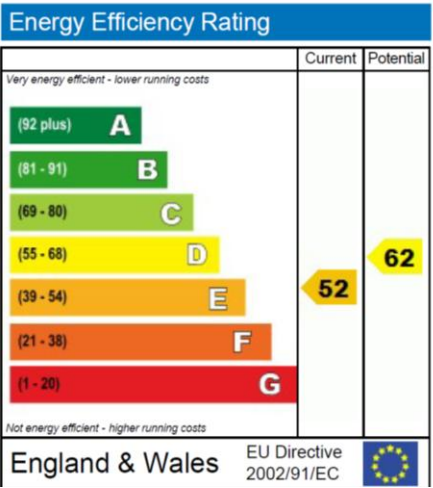
**Excellent schools in the area include: The Ellen Wilkinson School for Girls, Holy Family Catholic Primary School, West Acton Primary School, The Japanese School & Twyford C of E High School.**



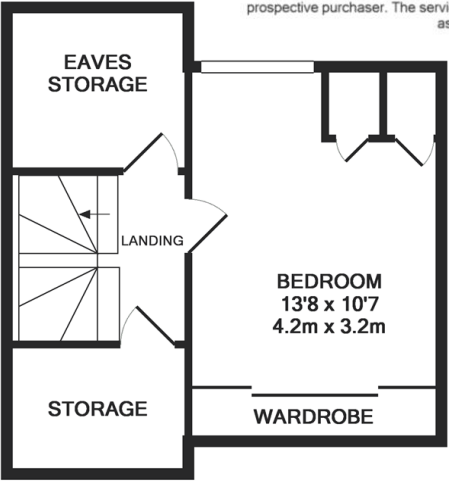




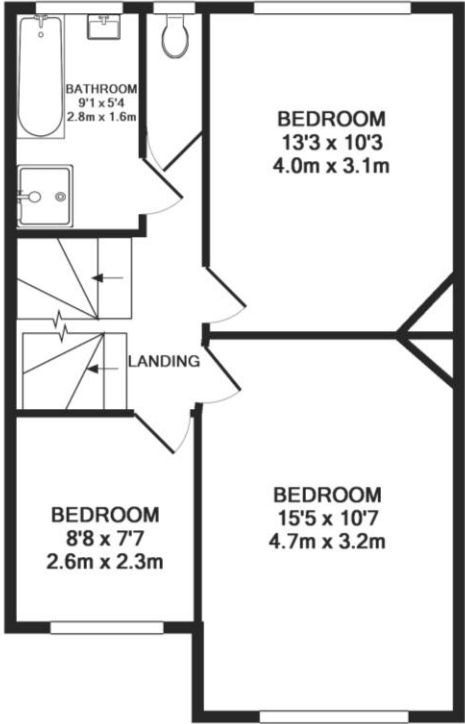
GROUND FLOOR  
APPROX. FLOOR  
AREA 585 SQ.FT.  
(54.3 SQ.M.)



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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2ND FLOOR  
APPROX. FLOOR  
AREA 315 SQ.FT.



1ST FLOOR  
APPROX. FLOOR  
AREA 493 SQ.FT.  
(45.8 SQ.M.)

TOTAL:136 Sq Metres

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.