



## Gunnersbury Gardens, W3

£865,000 *Freehold*

3  2  2 

Well-proportioned semi-detached family home which is offered to the market with no onward chain. The property provides 1,323 sq ft of internal accommodation and also holds potential for further extension subject to planning permission and relevant consents.

### KEY FEATURES

- Sought-after residential area
- 42-foot rear garden
- Potential to extend STPP
- Garage
- Close to Gunnersbury Park
- Chain-free sale



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### DESCRIPTION

The ground floor is comprised of two reception rooms, separate kitchen, bathroom, utility room and a toilet. Upstairs there are three bedrooms, bathroom and a separate toilet. In addition, the house further benefits from a private 42-foot rear garden and a garage accessible via shared driveway.

### LOCATION

Located on a quiet residential tree-lined street, the property is in close proximity to the numerous local amenities of Gunnersbury Lane as well as a variety of transport links including Acton Town underground station (just 0.2 miles away). The open green spaces of Gunnersbury Park are also close by.





## MATERIAL INFO

Tenure: Freehold  
Council Tax Band: F  
EPC rating: D

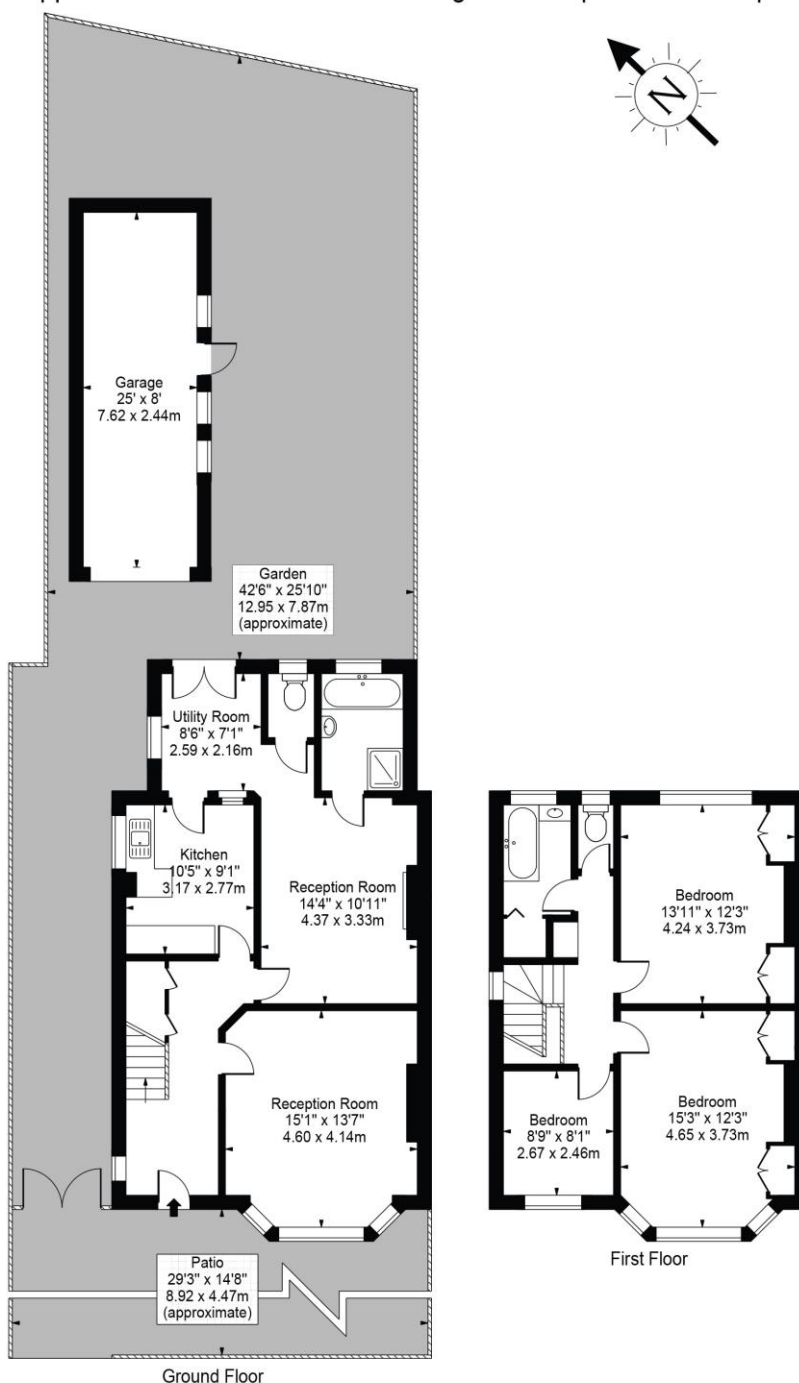
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 81 B      |
| 55-68 | D             | 61 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Gunnersbury Gardens, W3

Approx. Gross Internal Area 1323 Sq Ft - 122.91 Sq M  
(Excluding Garage)

Approx. Gross Internal Area Of Garage 200 Sq Ft - 18.59 Sq M



For Illustration Purposes Only - Not To Scale Floor Plan by Mira Nikolova Photography

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