



For Sale

House - Terraced

Duncan Grove | London | W3

Asking Price £795,000 | Freehold

2 Receptions | 3 Bedroom | 2 Bathroom

- Off Street Parking For 2 x Cars
- 2 x Reception Rooms
- Private Rear Garden
- Can be used as 3/4/5 Bedroom House

FREEDOM TO MOVE



*** PHOTOS AND FLOORPLAN TO FOLLOW ***

Nestled in the charming Duncan Grove, this delightful terraced house in London W3 offers a perfect blend of comfort and convenience.

Built in 1930s, the property boasts a generous living space of 1,033 square feet, making it an ideal home for families or investors and within walking distance to East Acton and Acton Mainline (Elizabeth Line).

The house features two reception rooms, dining room, leading onto a separate kitchen. There is an added benefit of an additional downstairs shower/WC. Downstairs reception rooms can also be utilised as bedrooms.

Upstairs are three bedrooms (2 x double, 1 x single) and a modern family bathroom featuring a shower above and WC.

There is a potential for loft conversion subject to planning permission.

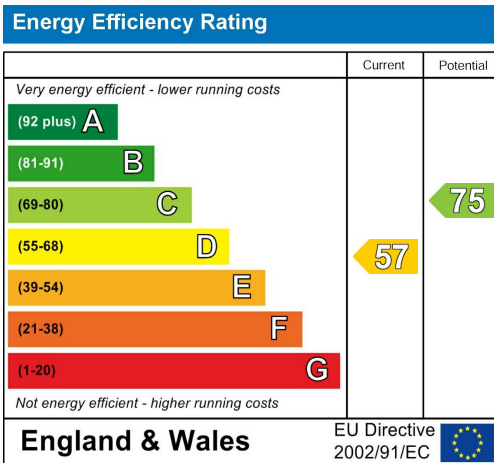
One of the standout features of this property is private rear access to the property.

In addition, the parking space available for two vehicles, a rare find in London, offering both convenience and peace of mind.

The surrounding area is well-connected, with local amenities and transport links just a stone's throw away, making commuting and daily errands a breeze.

This charming home in Duncan Grove is not just a property; it is a place where memories can be made.

With its blend of character, space, and practicality, it presents an excellent opportunity for those looking to settle in a vibrant London neighbourhood. Do not miss the chance to make this lovely house your new home.



Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements: All measurements are approximate. Services not tested: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.



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