



Princes Gardens, W3

**GARDINER**  
RESIDENTIAL

## Princes Gardens, W3

- \* Four Bedroom \* Two Reception Rooms \* Family Bathroom
- \* Fitted Kitchen \* Shower Room \* Mature Rear Garden
- \* Three Floors \* Garage \* Minutes Walk to Shops

£895,000 Freehold



A spacious four bedroom family house which is located in the sought after Hanger Hill Garden Estate conservation area.

Arranged over three floors the property comprises: two reception rooms, fitted kitchen, stairs to the first floor with three double bedroom, large family bathroom, stairs to the second floor to the fourth bedroom and en suite shower room.

The property benefits from a mature rear garden and a garage.



Princes Gardens is a pretty tree lined Road ideally placed minutes walk to both North Ealing (Piccadilly Line) & West Acton (Central Line) Underground Stations.

Price: £895,000.00

Freehold

London Borough of Ealing

Council Tax Band: G



# Princes Gardens

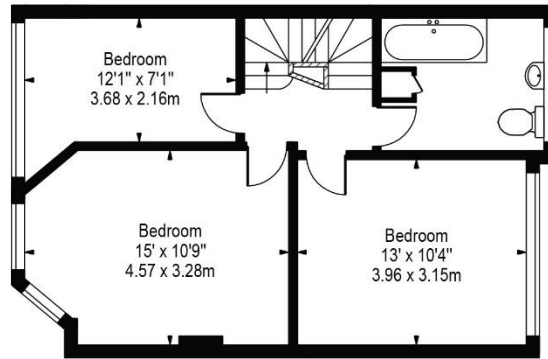
Approx. Total Internal Area 1426 Sq Ft - 132.48 Sq M

(Including Restricted Height Area & Excluding Garage)

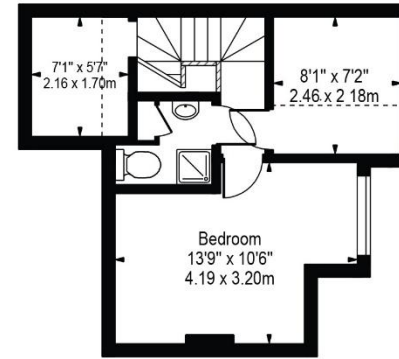
Approx. Gross Internal Area 1361 Sq Ft - 126.44 Sq M

(Excluding Restricted Height Area & Garage)

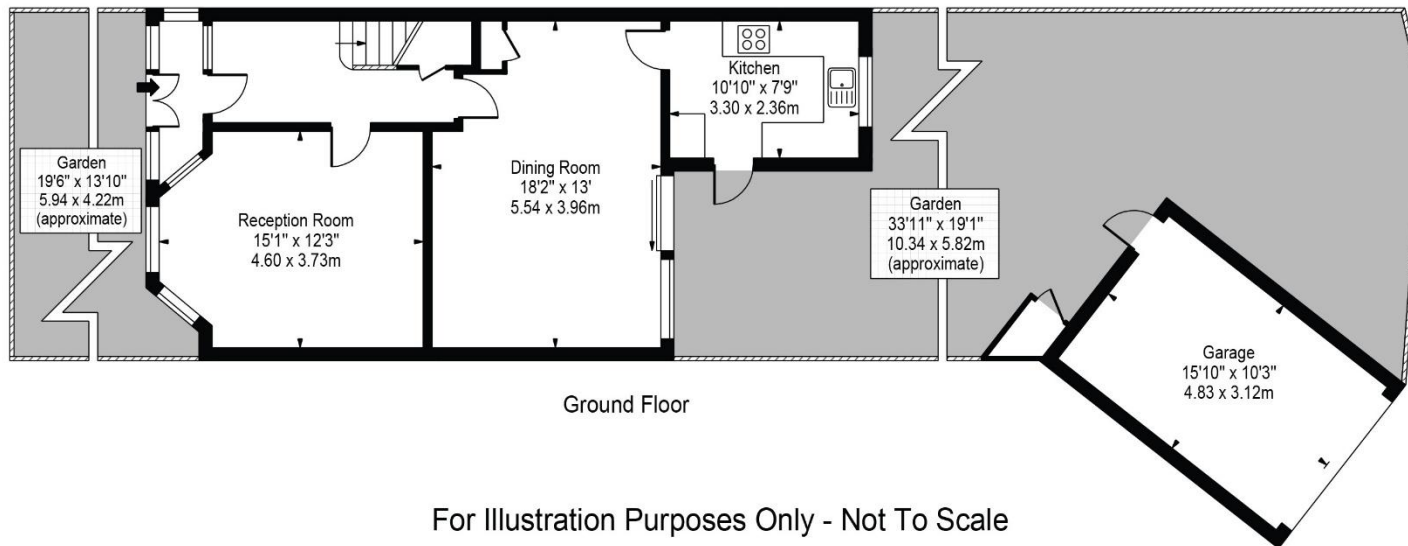
Approx. Gross Internal Area Of Garage 162 Sq Ft - 15.07 Sq M



First Floor



Second Floor



Ground Floor

**For Illustration Purposes Only - Not To Scale**

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Measurements NOT to scale

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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