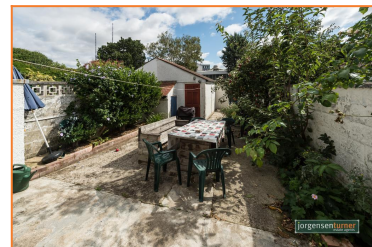


## Princes Avenue, Acton, London, W3

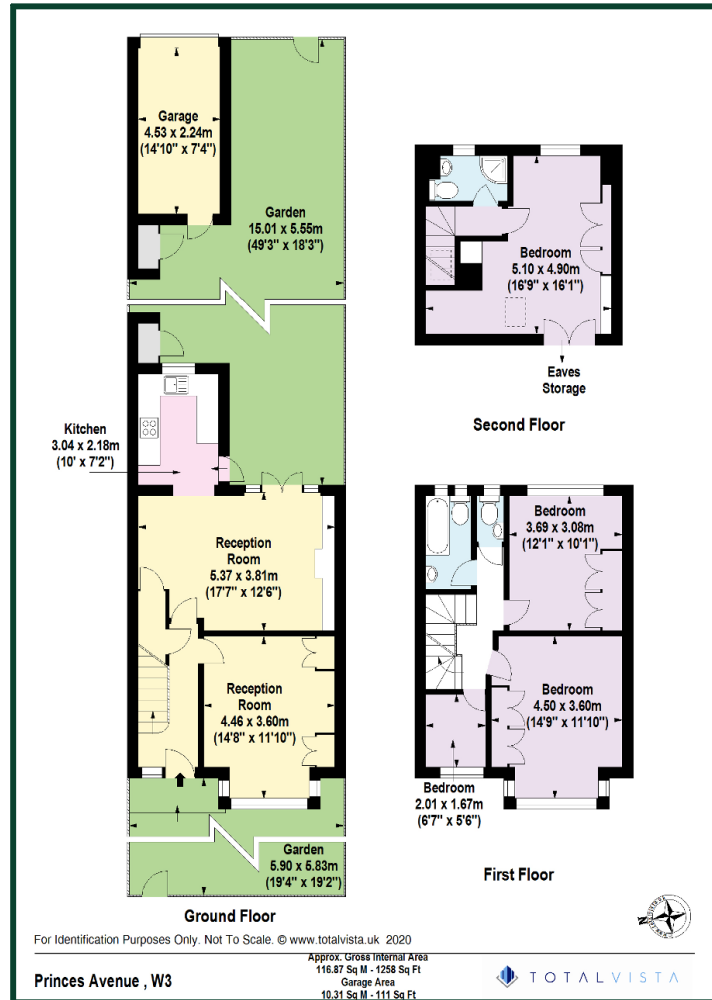


### £775,000 Freehold

- QUIET RESIDENTIAL LOCATION
- POTENTIAL TO EXTEND TO THE REAR
- 50ft REAR GARDEN
- CLOSE TO ACTON TOWN TUBE STATION
- FOUR BEDROOMS
- TWO RECEPTIONS
- SINGLE GARAGE
- CLOSE TO GUNNERSBURY PARK

Princes Avenue is situated in the peaceful Gunnersbury Triangle conveniently located within walking distance of Acton Town Tube Station on the District and Piccadilly lines. There are a number of convenient amenities within a short walk from the property on Gunnersbury lane. For recreational use the lovely open spaces of Gunnersbury Park are only a short walk away.

# Princes Avenue, Acton, London, W3



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	65	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & 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)	A		78
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	59	
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Viewing:** For further information or to arrange a viewing please call us on the numbers below.

**Disclaimer:** These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

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