



## PARK DRIVE, LONDON, W3

### £860,000 FREEHOLD

Set within the peaceful and highly sought-after Gunnersbury Triangle, this well-presented four-bedroom freehold house offers over 1,500 square feet of thoughtfully arranged living space, including excellent storage, a garage, and off-street parking. With a generous layout across three floors, a west-facing garden, and modern energy-efficient features, this home is ideal for families or buyers seeking space, flexibility, and sustainability in a prime location.

EPC: F  
Council Tax Band: F

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## DESCRIPTION:

The ground floor offers a well-proportioned living and dining area that flows through to a bright conservatory, perfect for relaxed entertaining or day-to-day family life. A separate kitchen provides ample workspace and storage, ideal for keen cooks. Upstairs on the first floor are two spacious double bedrooms, a third single bedroom, and a contemporary family bathroom. The fully converted loft creates a comfortable fourth bedroom, ideal as a main suite, guest space, or home office. The standout west-facing rear garden enjoys excellent sunlight and is complemented by a garage currently used as a home gym, as well as an off-street parking space with EV charging. The property is fully electric and features battery storage to support energy efficiency and lower running costs. With a strong sense of community, great local schools, and superb transport links via Gunnersbury and Chiswick Park stations, this home combines comfort, convenience, and eco-conscious living in one of West London's most desirable residential pockets.



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## Park Drive, W3

Approx. Gross Internal Area 1520 Sq Ft - 141.21 Sq M  
(Including Eaves Storage, Restricted Height Area & Excluding Garage)

Approx. Gross Internal Area 1266 Sq Ft - 117.62 Sq M  
(Excluding Eaves Storage, Restricted Height Area & Garage)

Approx. Gross Internal Area Of Garage 138 Sq Ft - 12.82 Sq M



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

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.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

Tenure: Freehold

Term: N/A

Service Charge: N/A

Ground Rent: N/A

Council Tax Band: F

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.

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