



**THE RIDGEWAY, LONDON, UNITED KINGDOM, W3
£875,000 FREEHOLD**

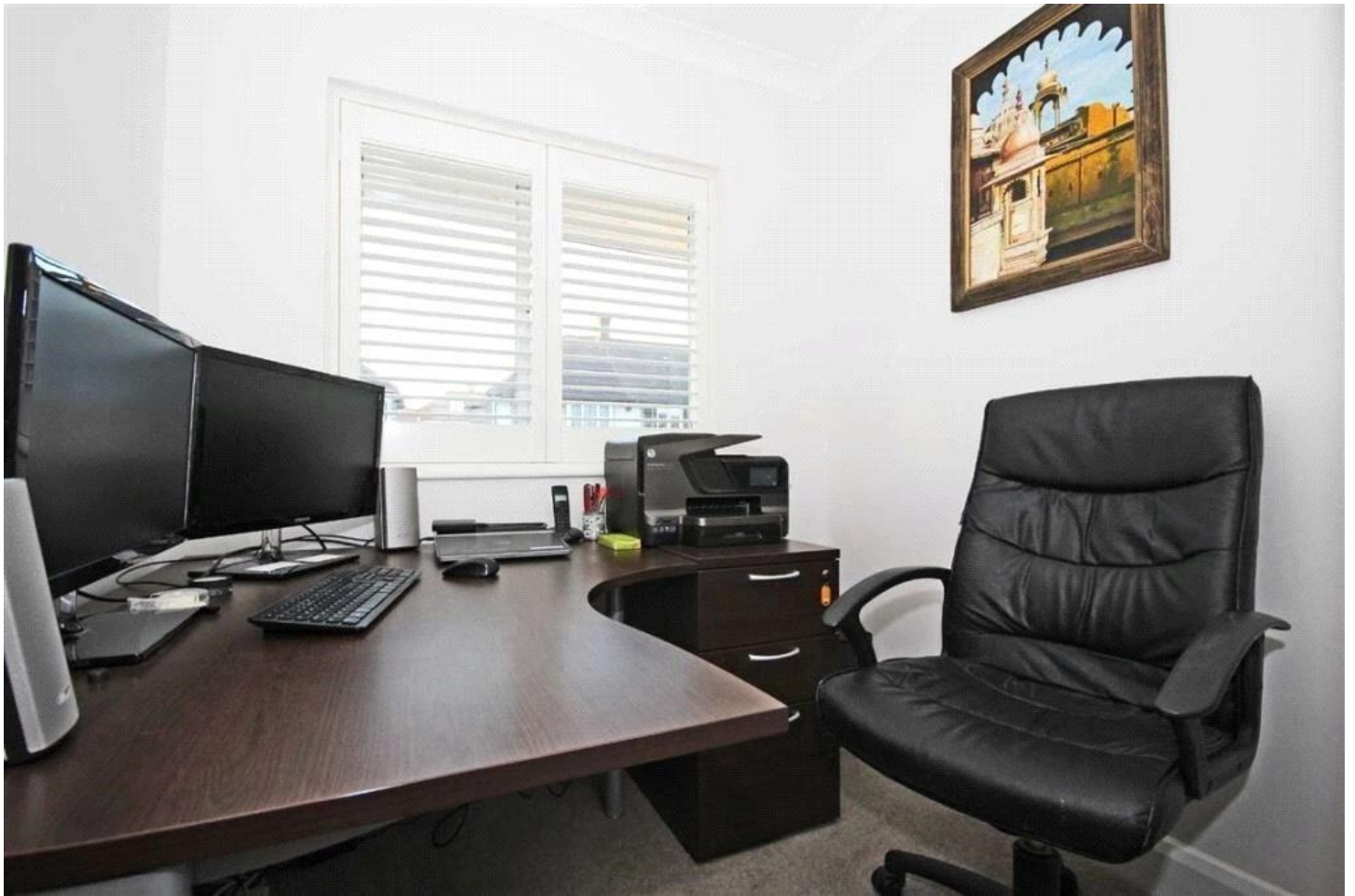
EPC: D
Council Tax Band: E

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DESCRIPTION:

Well-proportioned terraced family home located in the sought-after Gunnersbury Triangle conservation area. The house comprises three bedrooms, family bathroom, downstairs cloakroom, a front reception room as well as a second open-plan reception room at the rear of the property comprising of a TV / sofa area, dining area and a kitchen with breakfast island. This extended family room boasts a wet underfloor heating system and bi-fold doors extending to the terrace and rear garden. In addition, the property further benefits from South-facing rear garden and a garage. Air conditioning is fitted to the dining area and two larger bedrooms. There is also planning permission for loft conversion (plumbing and wiring provisions to the loft have been pre-laid minimising the cost and disruption of undertaking a loft extension) and garage extension. Offered chain-free and conveniently located within close proximity to Acton Town underground station and Gunnersbury Park.



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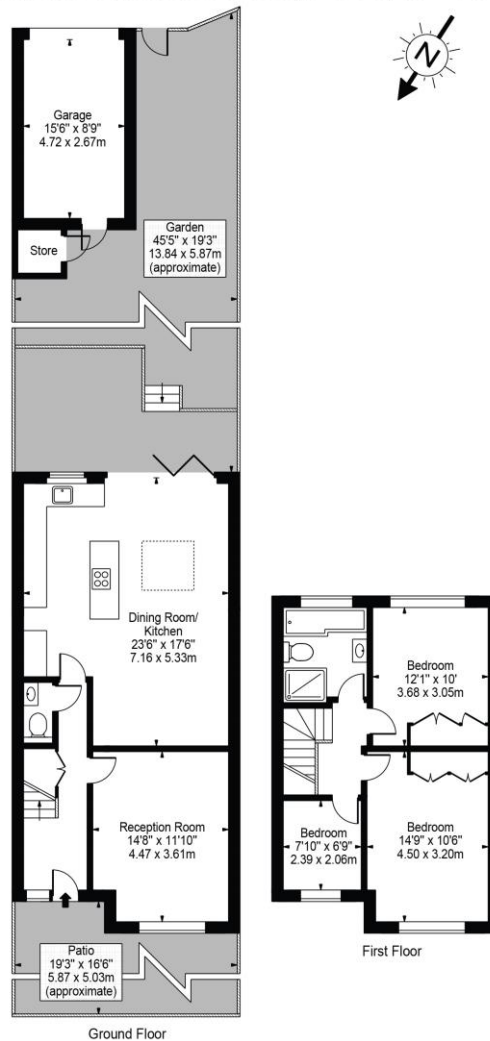
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The Ridgway, W3

Approx. Gross Internal Area 1119 Sq Ft - 103.96 Sq M
(Excluding Garage & Store)

Approx. Gross Internal Area Of Garage 136 Sq Ft - 12.60 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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	81
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

Tenure: Freehold

Term: N/A

Service Charge: N/A

Ground Rent: N/A

Council Tax Band: E

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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