



PRINCES GARDENS, ACTON, LONDON, W3

Guide Price: **£900,000**



 Leslie & Co









## About the property

What the owner loves...

This house has been my family home since 1979. It's where my children—and later, my grandchildren—grew up, played, and made memories. The garden was a massive part of that. I fell in love with the openness, the sense of space, and the privacy it offers—something increasingly rare in London. Despite all the development nearby, this home retains its original, leafy outlook with mature trees as its backdrop.

My children learnt to ride their bikes in the quiet, gated service road behind the house. And the garden? It's not just large, it's layered with meaning—many trees were planted to mark special occasions. The sun rises into the primary bedroom, which looks out across the communal gardens filled with roses and cherry trees. In the afternoon, the rear garden basks in sunlight—secluded, safe, and full of life.

One of the underrated features is the porch—it provides extra security and allows you to open a sitting room window for fresh air without opening up the whole house.

### Key features

- Three-bedroom freehold family home
- Set on a large, private corner plot
- Generous rear garden, not overlooked
- Gated service road access and private carport
- Detached garage and side gate access to garden
- Spacious primary bedroom with garden views
- Quiet no-through residential road
- Walking distance to Central, Piccadilly and Elizabeth Line stations
- Potential to extend or modernise (STPP)
- First time on the sales market since 1979

### Material information

- Tenure - **Freehold**
- Council Tax - **Band F**
- Guide Price - **£900,000**





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