



## 44 Park Drive, London, W3 8NA

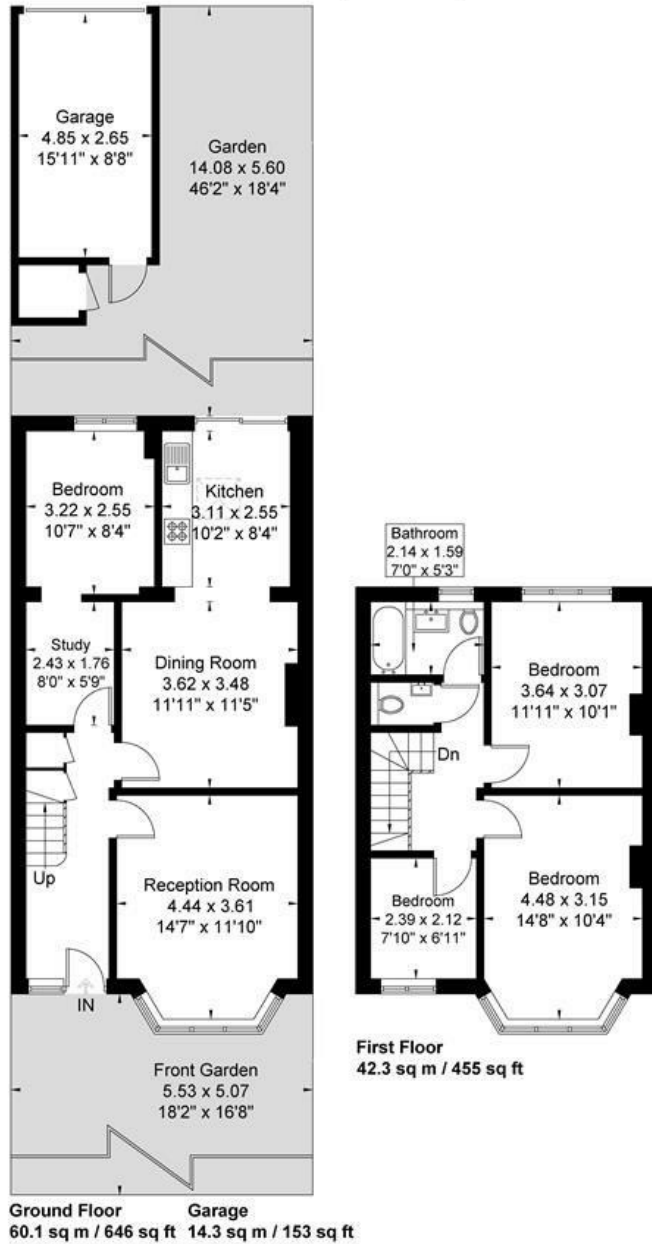
A large four-bedroom, mid-terrace home with garden and garage at rear situated in this sought after residential area known as the Gunnersbury Triangle, with easy access to Chiswick, Acton and Ealing.

- Terraced House
- Four bedrooms
- Garage
- No chain
- excellent order throughout
- Close to Acton Town station
- Potential for Loft Extension STPP
- Sought after residential area

£779,950

# Park Drive

Approximate Gross Internal Area = 102.4 sq m / 1102 sq ft  
 Garage = 14.3 sq m / 153 sq ft  
 Total = 116.7 sq m / 1255 sq ft



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
 The floorplan is for illustrative purposes only and not to scale.  
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| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |