



Moat Place, West Acton, London W3 0AT
Price £725,000 Freehold - No Chain

A 3-bedroom semi-detached residence arranged over two floors with an east / west aspect, front lawn garden and a west-facing rear lawn garden of approx 38ft.

On the ground floor, there is a front 15ft reception room with a door leading to the fitted kitchen, cloakroom (WC) and a bathroom. The first floor has 3 bedrooms.

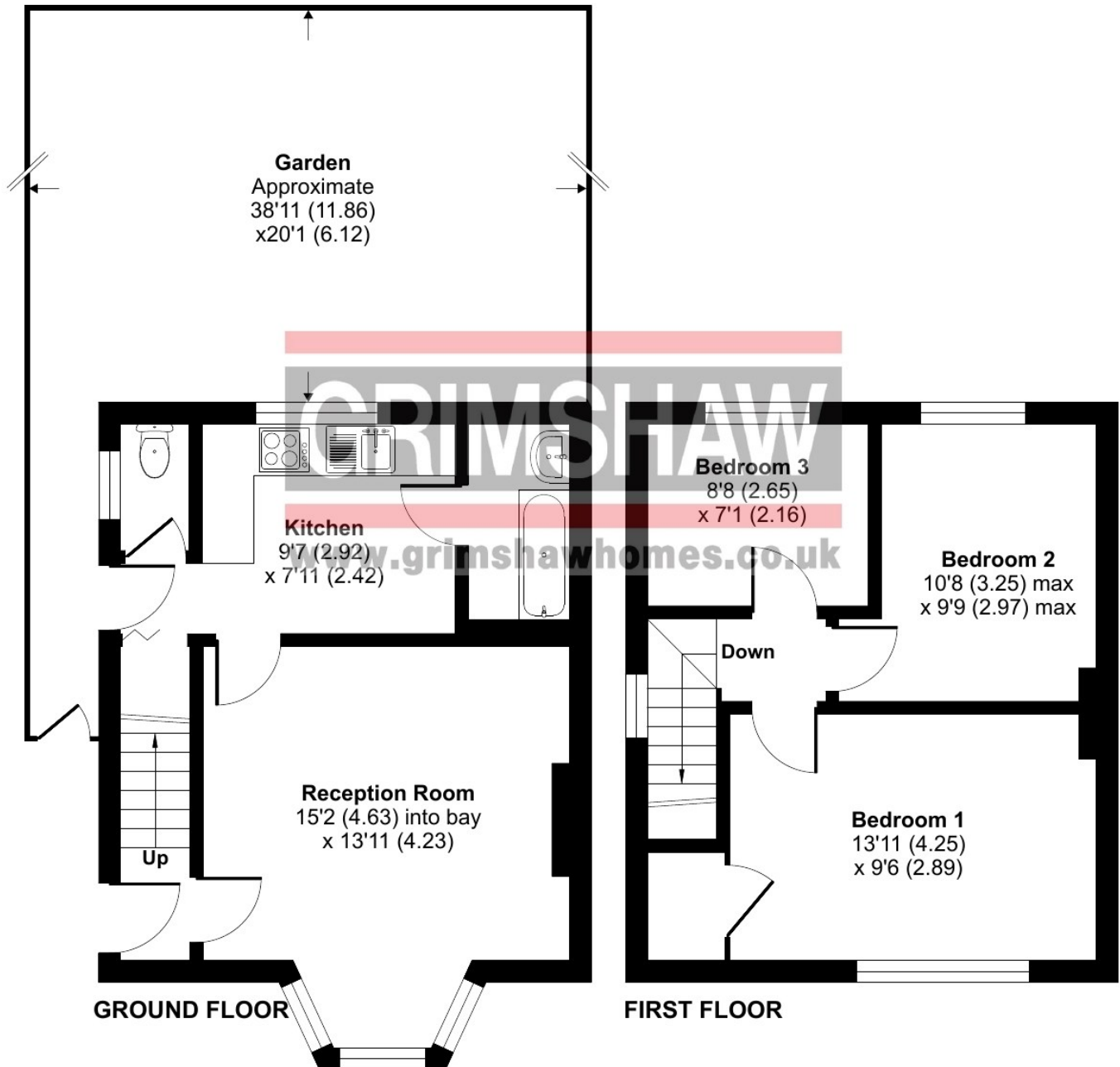
Located a few minutes' walk from **West Acton** station, local shopping facilities and the open spaces of North Acton playing fields. With transport links to **Ealing Broadway** station (Elizabeth Line connection) & town centre, Central London and also Westfield Shopping Centre.

Well-placed for a number local schools including West Acton Primary, The Japanese School, St Vincent's Primary, Ellen Wilkinson High, Holy Family Catholic Primary, Ada Lovelace CofE High and Twyford CofE High.

Moat Place, London, W3

Approximate Area = 708 sq ft / 65.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Grimshaw & Co. REF: 1339675





EPC Rating = D

Council tax band = D (£2,041.02 for 2025 / 2026)

Local authority: London Borough of Ealing

Parking: On road parking. CPZ: West Acton CPZ Extension Zone Z

Accessibility: Internal staircase

Connected services and utilities: Gas supply: electricity supply: mains drainage

Surface water : 'Very low' means less than 0.1% chance of a flood each year.

Rivers and sea: 'Very low' means less than 0.1% chance of a flood each year.

All subject to confirmation

VIEWING BY APPOINTMENT - All negotiations should be conducted through Grimshaw & Company, who will be pleased to arrange appointments and provide further information.

Any reference to the term "period" denotes period-style. Services, heating, appliances, any security and drainage systems have not been tested. Internal photographs are reproduced for general information only and it must not be inferred that any item shown therein is included with the property. Where double-glazing is mentioned, it must not be inferred that each and every door and window in the property is double-glazed. Trade Names: Where trade names are mentioned, you are advised to verify these with the vendor to your own satisfaction. All property measurements are approximate and have been taken with an electronic tape into bays and alcoves as appropriate. These particulars do not form part of any offer or contract nor can their accuracy be relied upon by purchasers, who should satisfy themselves by inspection or otherwise. Neither Grimshaw & Company nor any person in their employment has any authority to make or give any warranty whatever in relation to any property. No responsibility can be accepted for any loss of expenses incurred in viewing in relation to any property.

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