



**Noel Road, Acton, London W3 0JT**  
**Price £725,000 Freehold - No Chain**

**A 3-bedroom semi-detached 1930s residence arranged over two floors with front garden, a rear lawn garden of approx 58ft with patio area and open rear aspect of allotments beyond. With potential for side extension and loft conversion (subject to usual regulations)**

The ground floor has a front 15ft reception room with a door leading to the fitted kitchen, cloakroom (WC) and bathroom. On the first floor are 3 bedrooms (1 with an en suite WC).

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

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

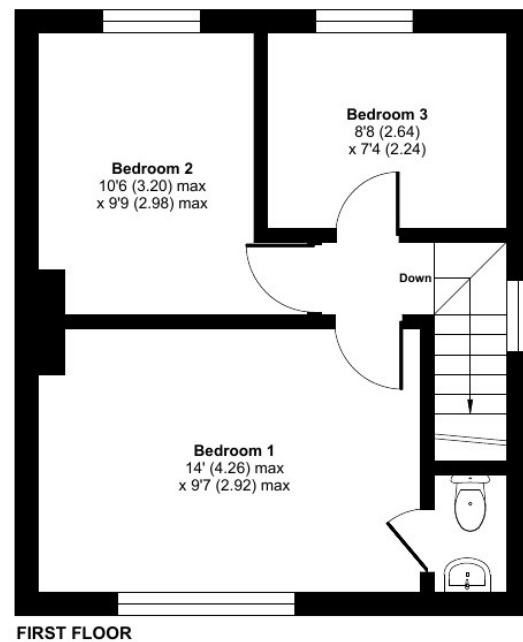
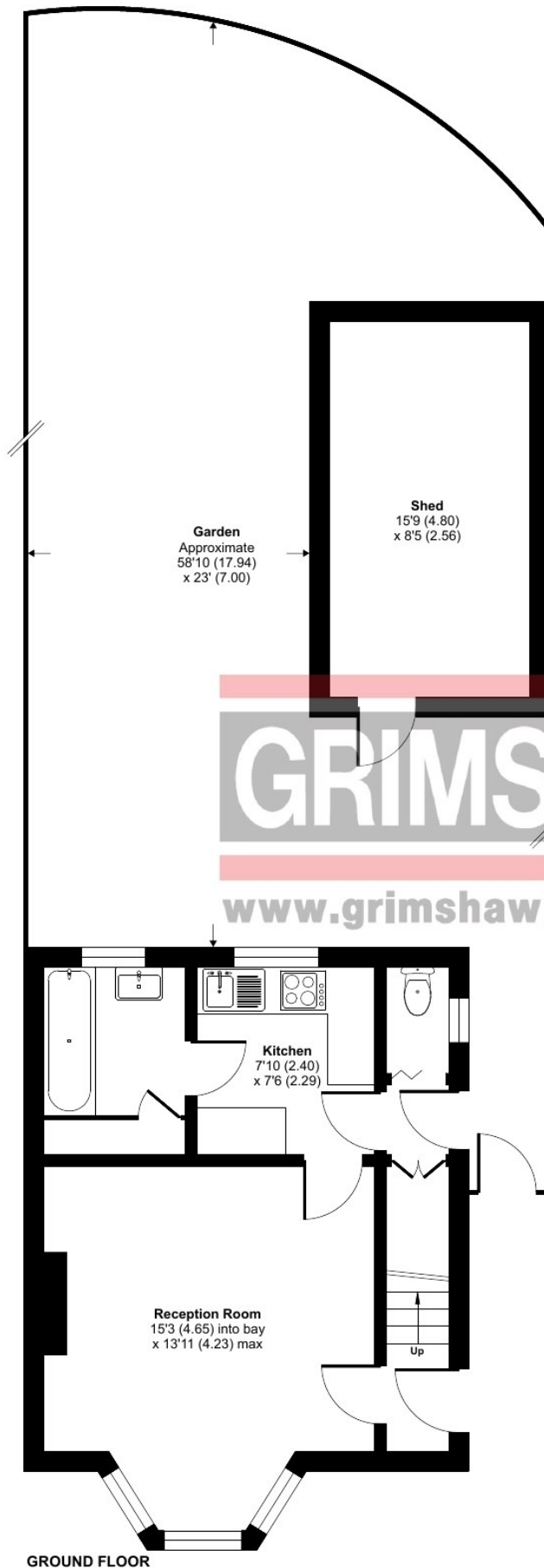
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Approximate Area = 709 sq ft / 65.8 sq m

Outbuilding = 132 sq ft / 12.2 sq m

Total = 841 sq ft / 78 sq m

For identification only - Not to scale











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, 2 steps into the house at the front and a step from the patio area to the lawn.

Connected services and utilities: Electricity supply: mains drainage: Vaillant gas boiler and gas central heating: broadband connected: landline connected: insulated and part-boarded loft

Surface water : 'High' means more than 3.3% 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.

11.08.2025 Ref: 10004

Grimshaw and Co, 5 Station Parade, Ealing Common, London W5 3LD