



Noel Road, Acton, London W3 0JD
Price £945,000 Freehold - No Chain

A semi-detached property with well-presented accommodation over three floors. The ground floor has a kitchen/family/dining room leading onto the rear garden via French doors. Formal reception room at the front. The first floor has three bedrooms and shower room/WC. On the second floor, there is the fourth bedroom, bathroom and storage.

Outside the lawned, south-facing rear garden is approximately 48'10 x 25'1 (with large shed) and to the front, is off-street parking.

Situated approx 0.3 miles from **Acton Main Line** station (Elizabeth line) into town or to **Ealing Broadway** and beyond for further main train connections and 0.6 miles from **West Acton** station and local shops. The open spaces of North Acton playing fields are close by. Road links include the A40 and A406.

Well-placed for a number local schools including Ellen Wilkinson High, Ark Soane Academy and Twyford CofE High. Primary schools include St Vincent's Catholic, West Acton and John Perryn.

Noel Road, London, W3

Approximate Area = 1337 sq ft / 124.2 sq m

Limited Use Area(s) = 28 sq ft / 2.6 sq m

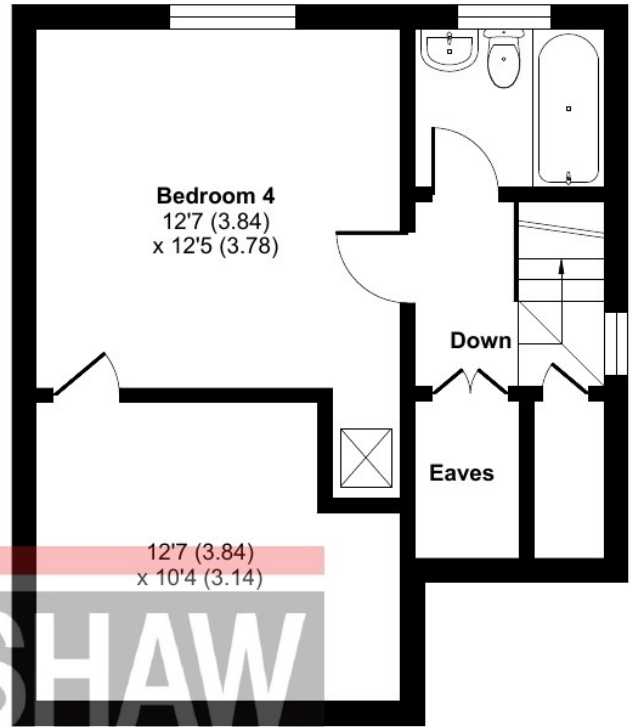
Total = 88 sq ft / 8.1 sq m

Total = 1453 sq ft / 134.9 sq m

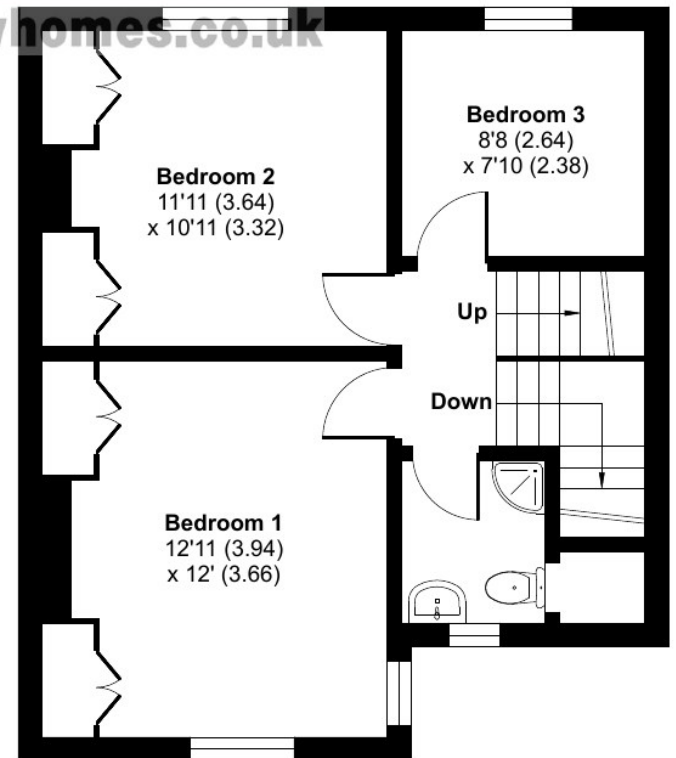
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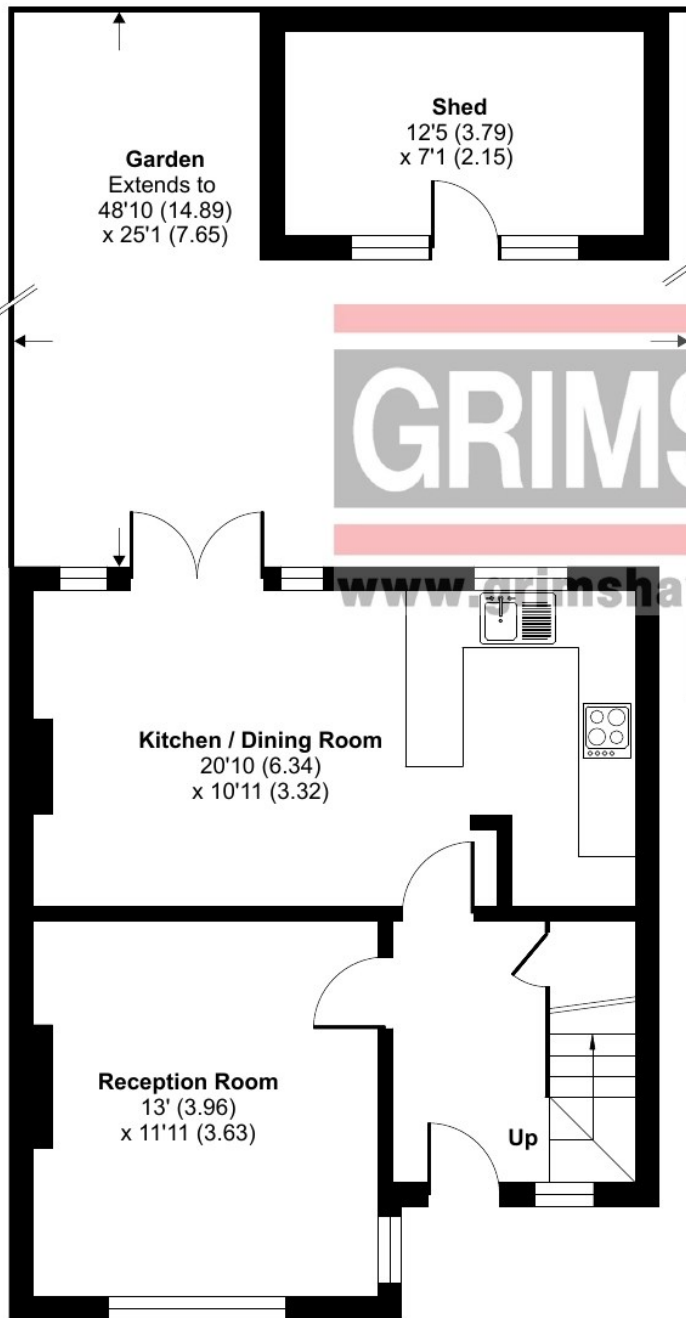
Denotes restricted
head height



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR







EPC Rating = D

Council tax band = F (£2,948.14)

Local authority: London Borough of Ealing

Parking: On road parking. CPZ Gypsy Corner Zone CC

Accessibility: Internal staircase

Connected services and utilities: gas, electricity, mains drainage, broadband and landline, boarded loft

Surface water : 'Low' means between 0.1% and 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.

19.09.2025 Ref: 10002

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