



**Noel Road, West Acton, London W3 0JX**  
**Price £745,000 Freehold - No Chain**

**An unusually spacious 3 double bedroom semi-detached residence arranged over two floors with front garden and rear lawn garden of approx 45ft. With potential for loft conversion and rear extension (subject to the usual regulations).**

**Ground floor** - hallway, front reception room and a rear fitted kitchen / dining room with sliding patio doors to the rear garden.

**First floor** - three bedrooms and a family bathroom / WC

**Outside** - the rear garden is approximately 45'11 x 25'8 (14.00m x 7.83m) with terrace.

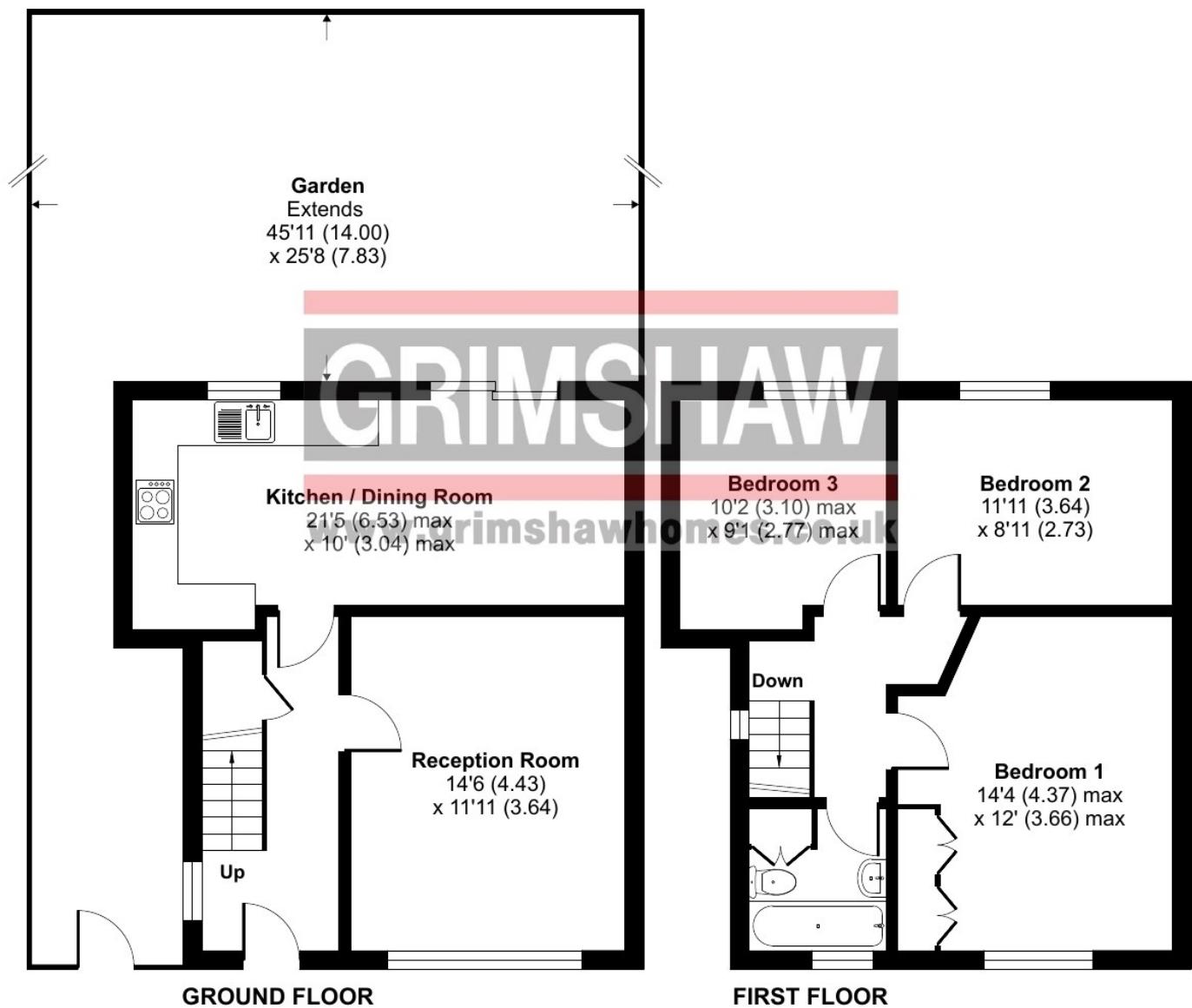
Conveniently situated approx 0.5 miles from **Acton Main Line** station (Elizabeth line) into Central London or to **Ealing Broadway** and beyond for further main train connections and 0.3 miles from **West Acton** station and local shops. The open spaces of North Acton playing fields are close by. Road 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 = 942 sq ft / 87.5 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). © nchecom 2025.  
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EPC Rating = D

Council tax band = E (£2,544.57 for 2025 / 2026)

Local authority: London Borough of Ealing

Parking: Controlled parking zone (West Acton Extension Zone Z)

Accessibility: Internal staircase

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

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.**

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