



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.

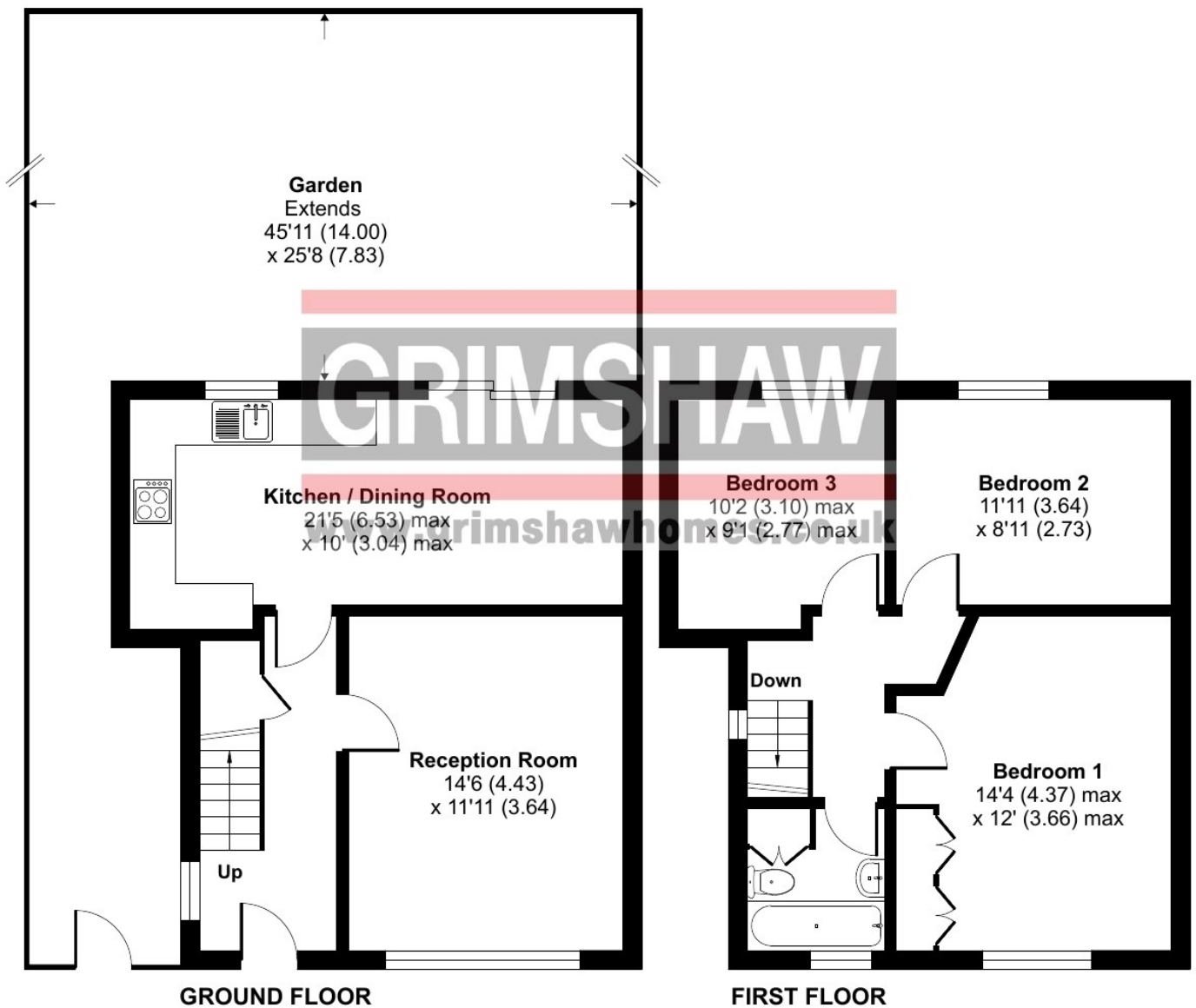
Conveniently situated approx 0.5 miles from **Acton Main Line** station (Elizabeth line) into Central London or to **Ealing Broadway** and beyond for further main train connections and 0.3 miles from **West Acton** station and local shops. The open spaces of North Acton playing fields are close by. Road 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







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.

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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