



## **Howard Close, Acton, London W3 0JY**

### **Price £1,195,000 Freehold**

**An impeccably refurbished and extended 1930s semi-detached home, offering four bedrooms and three bathrooms across three design-led floors. Ideally positioned for local schools and shops, complete with off-street parking and a versatile outbuilding.**

This four-bedroom residence, in a cul-de-sac location, combines high-end modern design with effortless practicality. The ground floor is dedicated to an expansive open-plan living area that serves as the hub of the home. Anchored by a feature media wall, the space flows into a skylit dining area and a stunning kitchen, centred around a large island.

The first floor comprises a family bathroom, two well-proportioned bedrooms and a principal suite with a striking shower room. The top floor retreat offers a dual-aspect bedroom, with Velux windows, a Juliet balcony and a private en suite.

Externally, the property benefits from off-street parking for 2 vehicles (including an EV charger). To the rear, the private garden flows seamlessly through large bi-fold doors onto a deep patio, lawn and raised flower beds. The outdoor space is completed by a fully powered outbuilding, ideal for a home office or gym.

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.

# Howard Close, London, W3

Approximate Area = 1526 sq ft / 141.7 sq m (excludes shed)

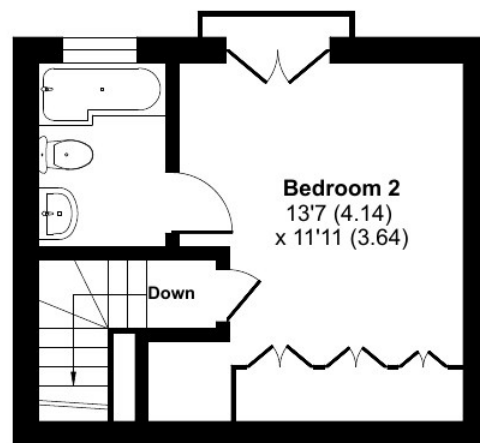
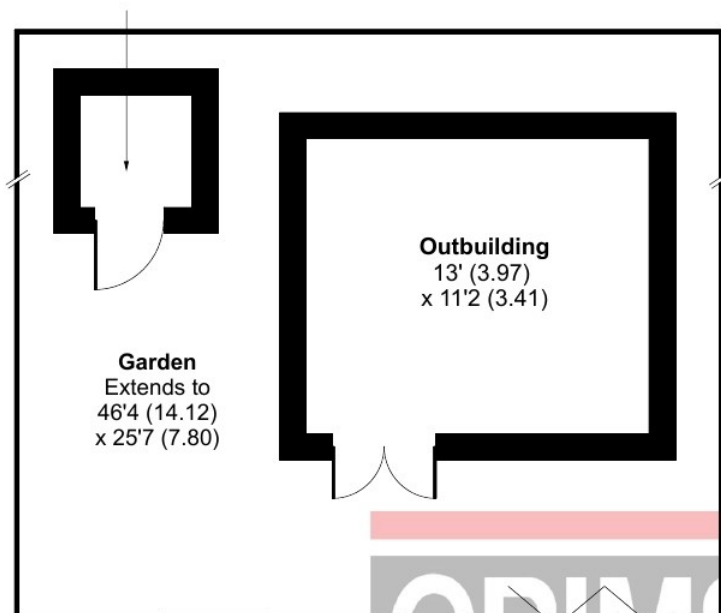
Outbuilding = 146 sq ft / 13.5 sq m

Total = 1672 sq ft / 155.3 sq m

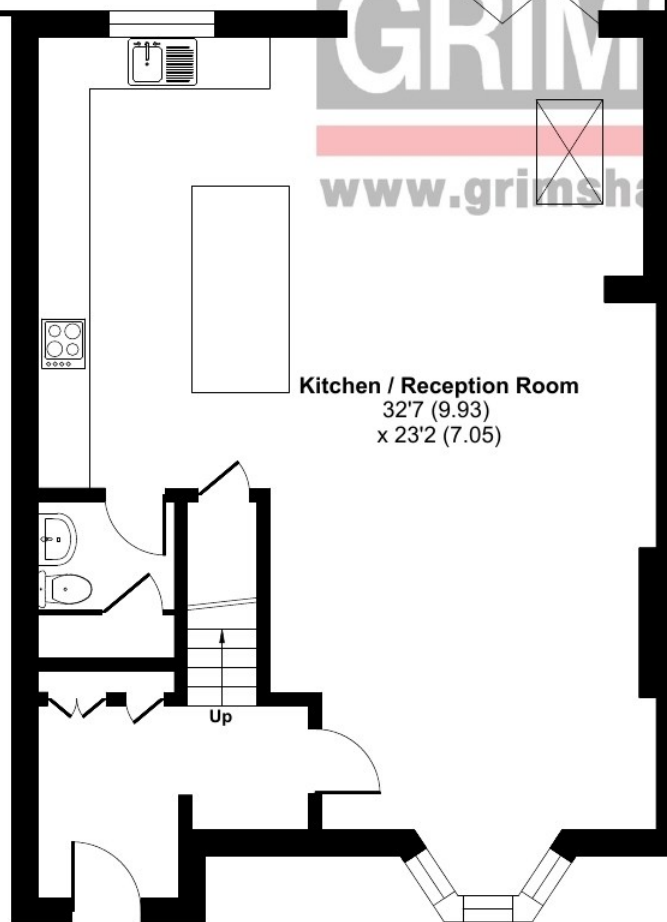
For identification only - Not to scale



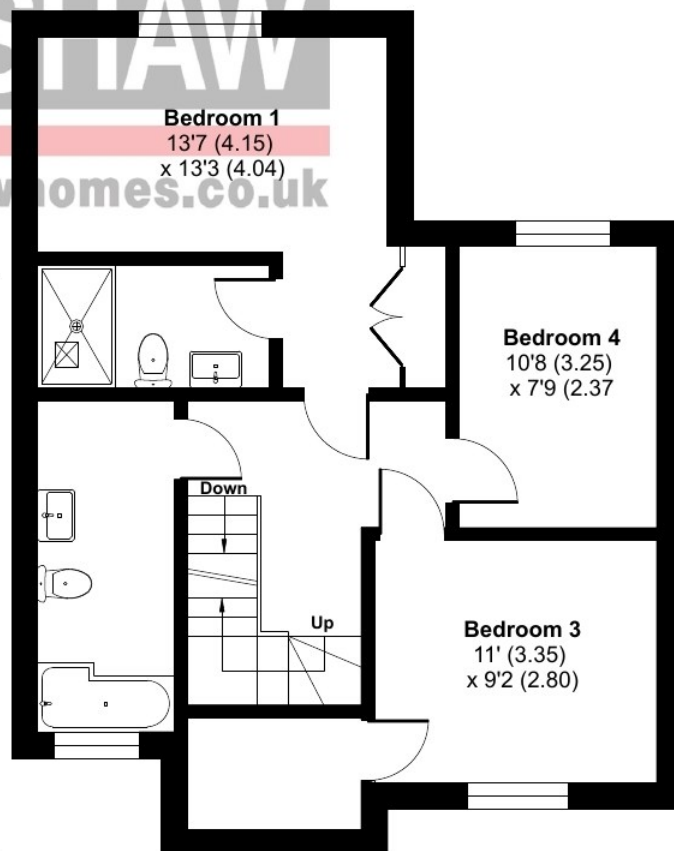
Shed  
(not measured)



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR











EPC Rating = C

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

Local authority: London Borough of Ealing

Parking: Off-street parking at the front

Accessibility: internal staircase

Connected services and utilities: Gas supply: electricity supply: mains drainage: broadband connected: CCTV at the property: central heating: system boiler and hot water cylinder:

We understand recent refurbishments include: new double-glazed windows, new central heating, new electrics, 3 new bathrooms, ground floor WC, fitted kitchen and new flooring throughout.

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.

03.02.2026 Ref: 10038

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

**GRIMSHAW**  
www.grimshawhomes.co.uk