



**Pierrepoint Road, Acton, London W3 9JH**  
**Price £850,000 Freehold - No Chain**

**A well-presented, light & airy 3-bedroom semi-detached property arranged over two floors with lovely rear lawn garden of approx 64ft and forecourt parking for 2 cars. With potential to convert the loft and extend at the rear (subject to usual regulations).**

The entrance hall leads to a double reception room with wood floor, fireplace and a door into a conservatory and a fitted kitchen accessed from the hall. The conservatory has double doors onto the rear garden and the kitchen also has a door onto the rear garden.

Upstairs are 3 bedrooms (2 are doubles) and a family bathroom / WC.

At the rear, the garden has a lawn area, paved patio, shrubs, trees and plants.

Situated within easy reach of **West Acton** station (Central London) and **Acton Main Line** (Elizabeth Line connection) station and local shopping facilities. With access to **Ealing Broadway** station also with Elizabeth Line connection & town centre with numerous shops, bars and restaurants.

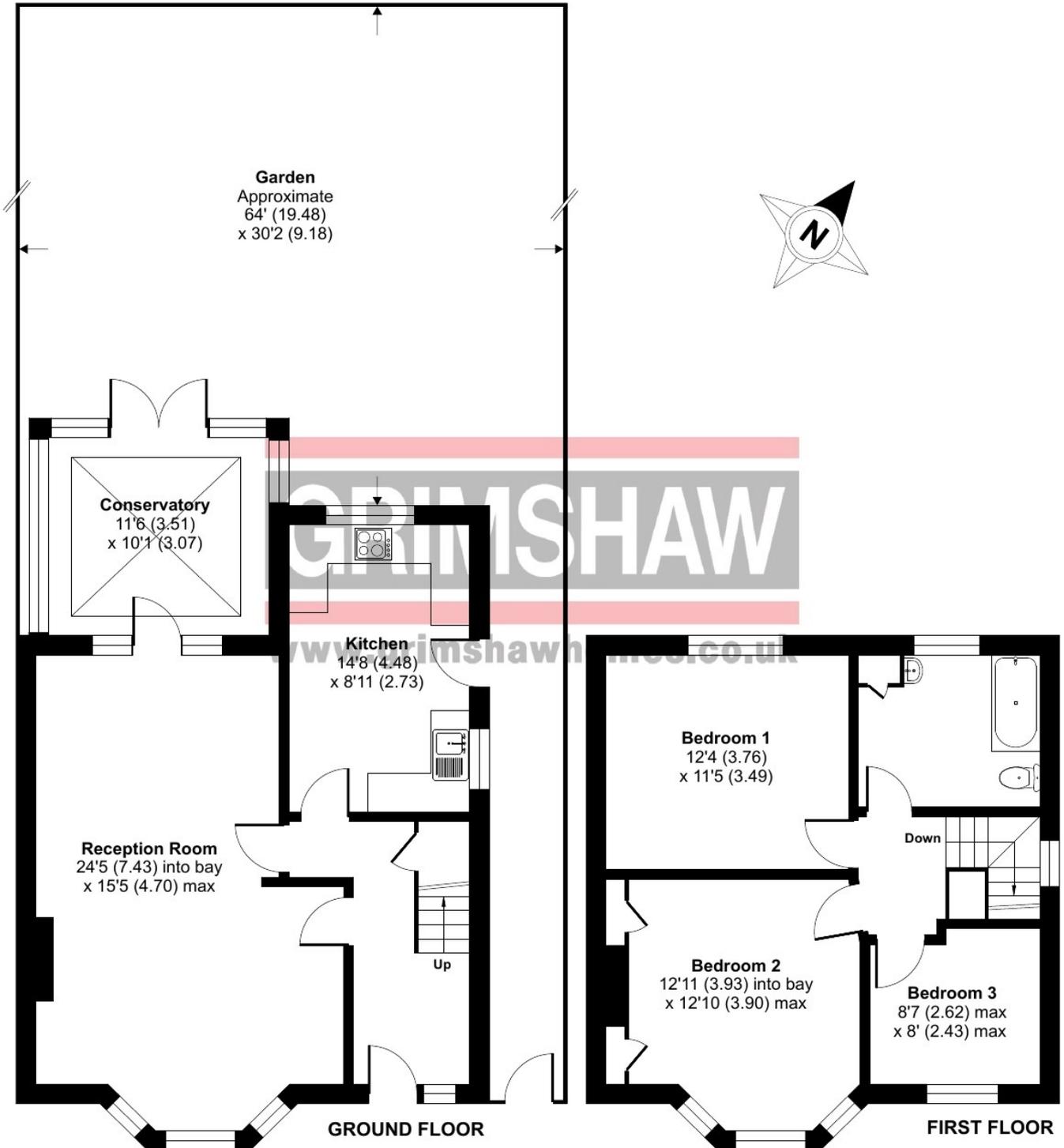
Good road connections for A406 / North Circular Road towards Central London and beyond as well as the M4 & M40 motorways.

Well-placed for local schools including St Vincent's (RC) Primary, The Japanese School, West Acton Primary, Ellen Wilkinson High, Ada Lovelace CofE High and Twyford (CofE) High.

# Pierrepont Road, London, W3

Approximate Area = 1192 sq ft / 110.7 sq m

For identification only - Not to scale







EPC Rating = D

Council tax band = F (£2,948.14 for 2025 / 2026)

Local authority: London Borough of Ealing

Parking: Forecourt parking and controlled parking zone: Friars Green Extension Zone MM

Accessibility: internal staircase

Connected services and utilities: Gas supply (gas central heating and Vaillant combi boiler):  
electricity supply: mains drainage: no broadband: no landline: alarm system: loft insulated

Surface water : 'Very low' means less than 0.1% 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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