



Noel Road, Acton, London W3 0JD
Price OIEO £899,950 Freehold - No Chain

With potential for development. An extended 3-bedroom semi-detached property arranged over two floors with a garage and drive. There is a very large (approx 182ft) south-facing rear lawn garden with spacious side access giving development potential as well as ground floor and loft extensions (subject to the usual regulations).

Ground floor - entrance hall leads to 2 good sized reception rooms, conservatory and an extended kitchen.

First floor - three bedrooms and a family bathroom with a separate WC.

Outside - the rear lawn garden is south-facing and approximately 182ft x 20ft (55.53m x 6.24m) with a garage at the side and off-street parking.

Conveniently situated approx 0.2 miles from **Acton Main Line** station (Elizabeth line) into Central London or to **Ealing Broadway** and beyond for further main train connections and 0.7 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.

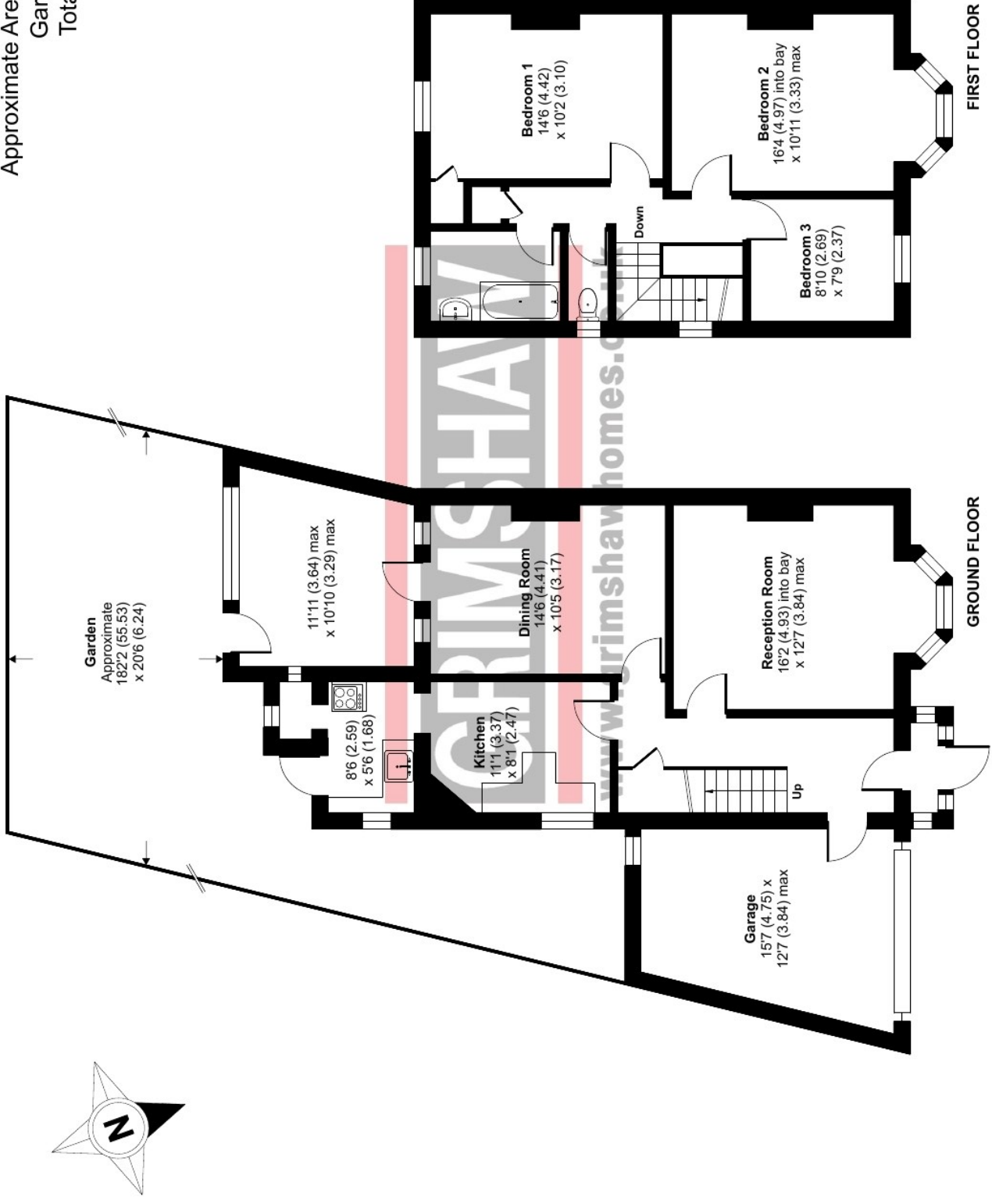
Noel Road, London, W3

Approximate Area = 1323 sq ft / 122.9 sq m

Garage = 167 sq ft / 15.5 sq m

Total = 1490 sq ft / 138.4 sq m

For identification only - Not to scale







EPC Rating = C

Council tax band = F (£3,088.98 for 2026 / 2027)

Local authority: London Borough of Ealing

Parking: Garage at the side, off-street parking and controlled parking zone (Gypsy Corner Zone CC)

Accessibility: Internal staircase

Connected services and utilities: Gas supply (boiler and mains gas heating): electricity supply: mains drainage: no broadband: no CCTV: landline connected: partly boarded loft: there is right of way to an alleyway

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