



## Noel Road, West Acton, London W3 0JD Price £949,950 Freehold - No Chain

An attractive, well-presented, light and airy 3-bedroom period property with some period features including fireplace surrounds, ceiling rose, picture rails and dado rails. The property is offered combining period features with contemporary fittings and has a very large south-facing rear garden of approx 140ft. Low maintenance front garden. The property has a garage at the rear of the property.

The lovely accommodation comprises entrance hall, 2 communicating reception rooms, fitted kitchen, conservatory, cloakroom, 3 bedrooms and a family bath / shower room.

At the rear is a very large south-facing garden of approx 140ft with paved terrace, trees, shrubs and plants. Garage with up and over door.

Situated a few minutes' walk from **West Acton** station and well-placed for **North Acton** station. Access to **Acton Main Line** station with Elizabeth Line connection and the open space of North Acton playing fields. With transport links to **Ealing Broadway** station also with Elizabeth Line connection & town centre and Westfield Shopping Centre.

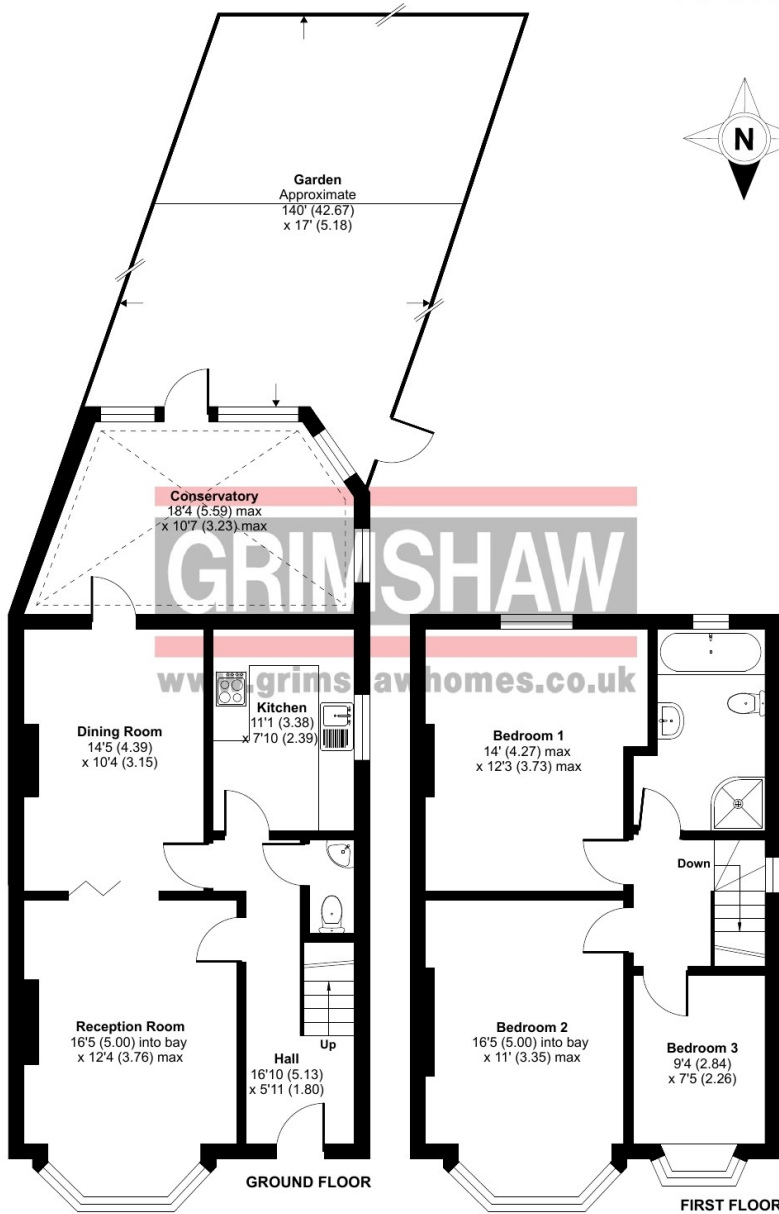
Well-placed for a number local schools including West Acton Primary, The Japanese School, St Vincent's Primary, Ellen Wilkinson High, John Perryn Primary, Ada Lovelace CofE High and Twyford CofE High.



# Noel Road, W3

Approximate Area = 1298 sq ft / 120.5 sq m

For identification only - Not to scale



EPC Rating = D  
Council tax band = F (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.

22.07.2024 Ref: 9877

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

