



**Court Way, London, W3 0PY**

**welcome to**  
**Court Way, London**

This charming, three-bedroom family house, offering circa 1200 sq. ft of living space has been beautifully renovated by the owners, whilst still maintaining much of its original character. On the ground floor, the property boasts a large open plan, dual aspect reception room opening out onto the South facing garden, a modern kitchen, fully fitted with integrated Smeg appliances and a downstairs WC. Upstairs the property has two double bedrooms with fitted wardrobes, a further third bedroom and a modern four-piece family bathroom.

Further benefits include, a useful outbuilding, fully fitted with a shower room, kitchenette, and space for utilities, perfect for a work from home space or visiting guests, a garden deck, currently set up as an outdoor seating area, development permission granted for a single-story rear extension (max 3.5m), a mature front garden, a gas fireplace and double-glazed windows throughout.

The property is perfectly located close to a range of local amenities including supermarkets, coffee shops, bars and restaurants, as well as the open green spaces at North Acton Playing Fields. There are multiple public transport links nearby including Acton Mainline and North & West Acton Stations (National Rail, Elizabeth Line & Central Line).



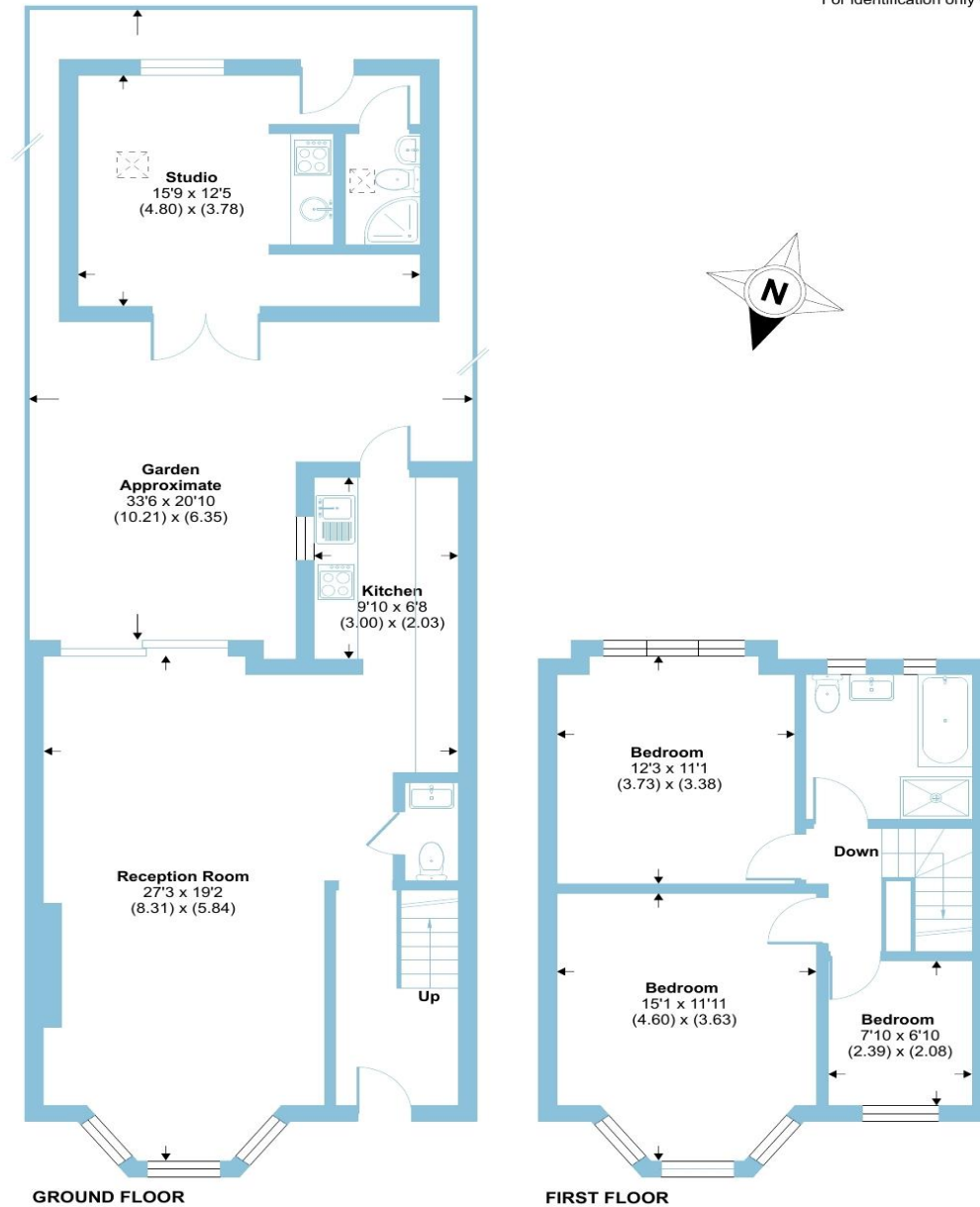
# Court Way, London, W3

Approximate Area = 1023 sq ft / 95 sq m

Outbuilding = 198 sq ft / 18.3 sq m

Total = 1221 sq ft / 113.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Barnard Marcus. REF: 1162518



welcome to

## Court Way, London

- Modern interior
- South facing garden
- Nearby transport links, including the Great Western Rail & the Elizabeth Line
- Development permission granted for a single-story rear extension (Max 3.5m)
- Separate studio at the rear
- Open plan living
- Moments away from local parks and green open spaces

Tenure: Freehold EPC Rating: C

# £850,000

This charming, three-bedroom, family house has been beautifully renovated by the owners, whilst still maintaining much of its original character. With permitted potential to extend, the house is located on a quiet, residential road, close to many useful transport links, schools, & local amenities.



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EAL108994](https://barnardmarcus.co.uk/Property/EAL108994)



Property Ref:  
EAL108994 - 0002

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barnard marcus



**020 8579 5050**



[ealing@barnardmarcus.co.uk](mailto:ealing@barnardmarcus.co.uk)



55 The Mall, Ealing, LONDON, W5 3TA



[barnardmarcus.co.uk](https://barnardmarcus.co.uk)