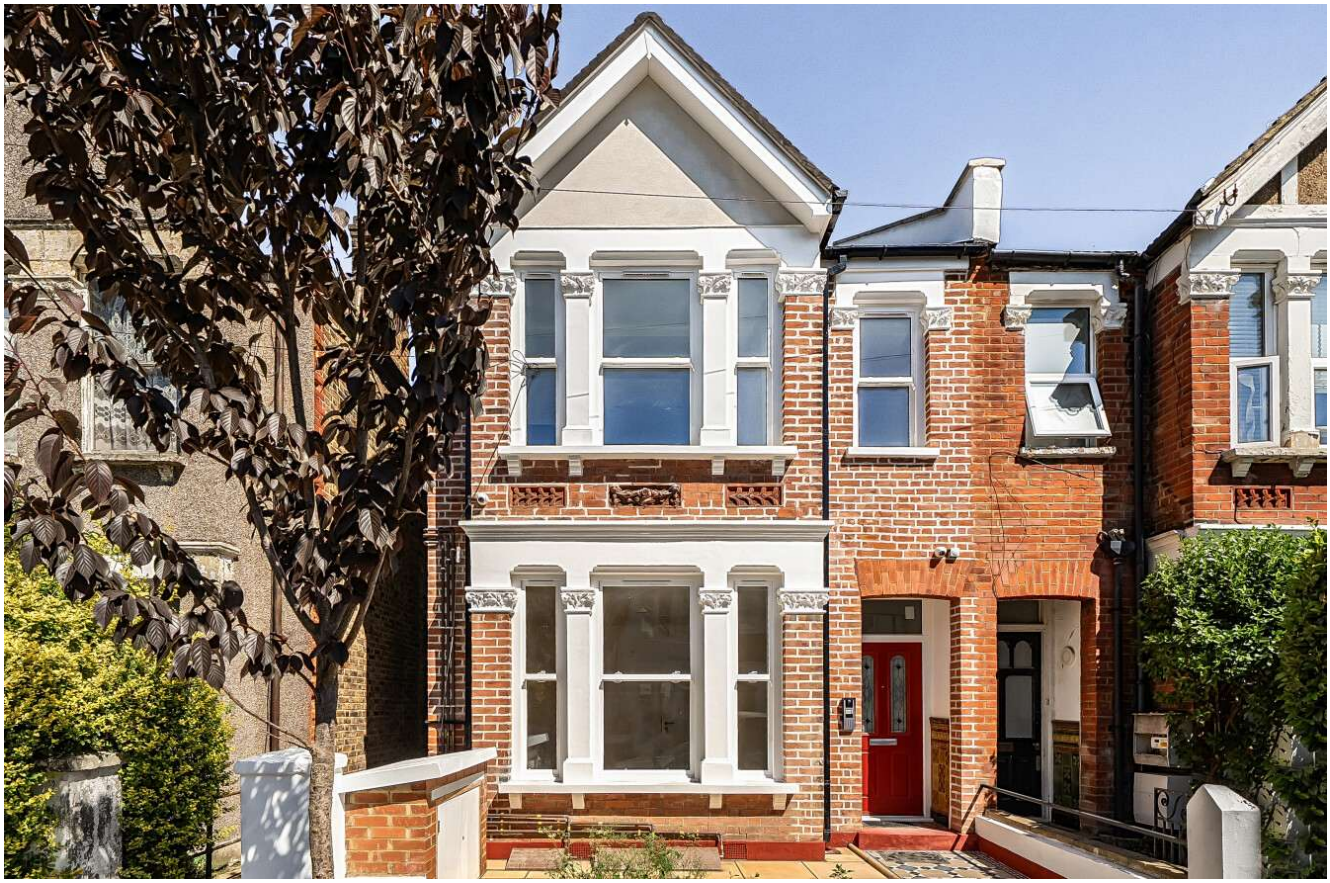


Willcott Road, Acton, London W3 9QX
Price £625,000 Share in Freehold – No Chain

One of 3 apartments within this lovely period property that has been refurbished throughout. With stylish fittings, appliances and new double-glazed sash windows. The property is offered with the benefit of a cellar, underfloor heating in the kitchen / reception room, air conditioner and a private rear garden of approx 20ft.

The ground floor property comprises entrance hall, open-plan kitchen / reception room with sliding patio doors leading to the rear garden, cellar, 2 bedrooms and a bathroom with a walk-in shower and WC.

Outside is an approx 20ft paved rear garden with an outside storage room.

Very conveniently situated, equidistant to Ealing Common and Acton Town stations, close to the popular Churchfield Road with shops, bars, restaurants and the open space of Acton Park. With buses on hand for Ealing Broadway station with Elizabeth line connection & town centre with numerous shopping facilities, bars and restaurants.

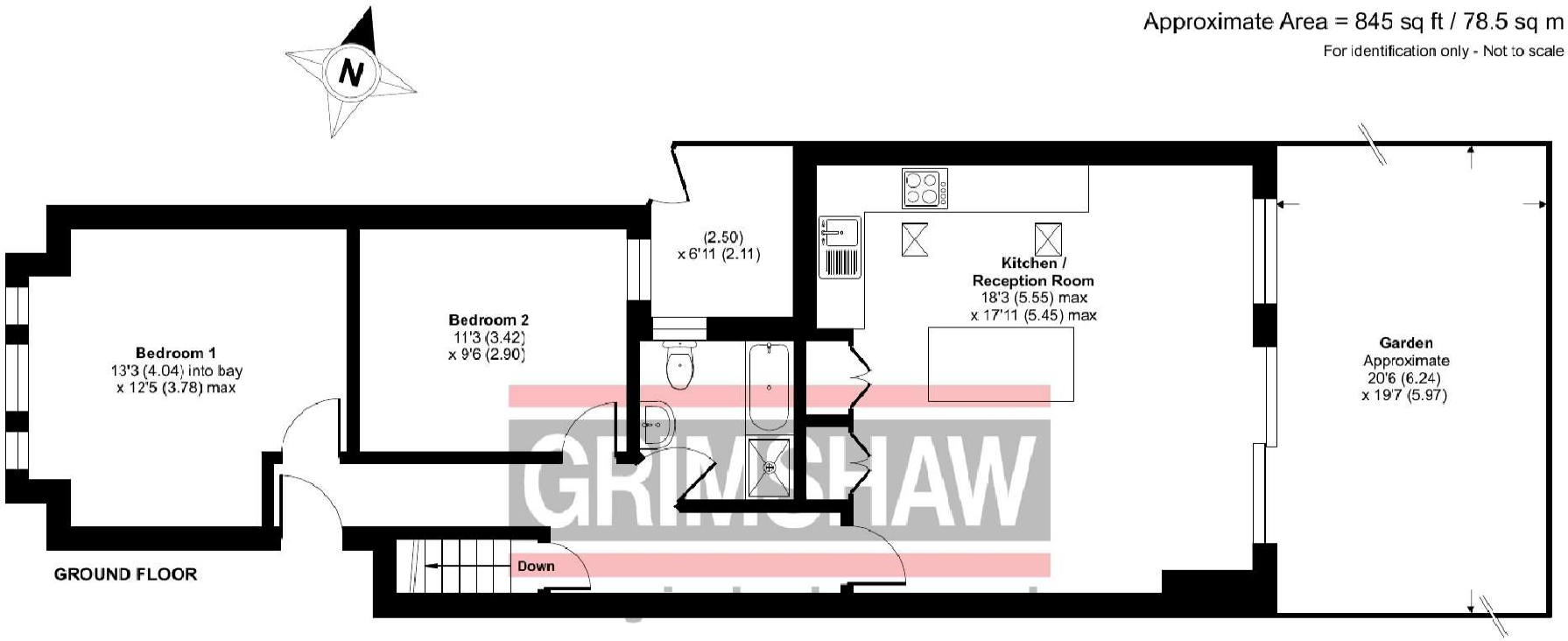
Road connections for the A4 and M4 & M40 motorways.

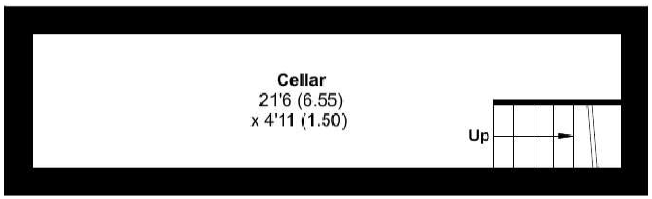
Well-placed for a number of local schools including West Acton Primary, Twyford CofE High, St Vincent's RC Primary, Ellen Wilkinson High, Acton Gardens Primary, Ark Soane Academy and The Japanese School.

Willcott Road, Acton, London, W3

Approximate Area = 845 sq ft / 78.5 sq m

For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
Produced for Grimshaw & Co. REF: 1498709

















EPC Rating = B

Council tax band: expected to be C (£1,900.92 for 2026 / 2027)

Local authority: London Borough of Ealing

Parking: Controlled parking zone (Ealing Common Zone G)

Accessibility: A step into the property and a step into the rear garden

Connected services and utilities: Gas supply (gas heating and gas boiler): electricity supply: mains drainage: underfloor heating: solar panels: air conditioner: broadband connected: no landline: walls insulated: rights of way in front garden, hall and staircase.

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 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 whether in relation to any property. No responsibility can be accepted for any loss of expenses incurred in viewing in relation to any property.

21.10.2026 Ref: 10106

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

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