



**Lowfield Road, West Acton, London W3 0AY**  
**Price: £1,175,000 Freehold - No Chain**

**An extended and beautifully presented 4-bedroom semi-detached bungalow arranged over two floors with a large 24ft reception room, converted loft, rear garden approx 43ft and off-street parking at the front for 2 cars.**

The entrance hall leads to a large reception room which has bi-folding doors onto the garden with paved terrace and open-plan with the kitchen. The kitchen has access to the garden. There are 2 bedrooms on the ground floor and 2 shower rooms / WC (1 is en suite). The first floor provides further 2 bedrooms and a shower room / WC

Situated in a favoured location, just off North Acton playing fields, approximately 0.4 miles to **West Acton** station for Central London, 0.5 miles to **Acton Main Line** with Elizabeth Line connection, 1.2 miles to **Ealing Common** station with shopping facilities, bars and restaurants and approximately 1.5 miles to **Ealing Broadway** station also with Elizabeth Line connection & town centre with shops, bars and restaurants.

Well-placed for local schools including West Acton Primary, The Japanese School, St Vincent's RC Primary, Ellen Wilkinson High, Holy Family Catholic Primary and also Ada Lovelace CofE High.

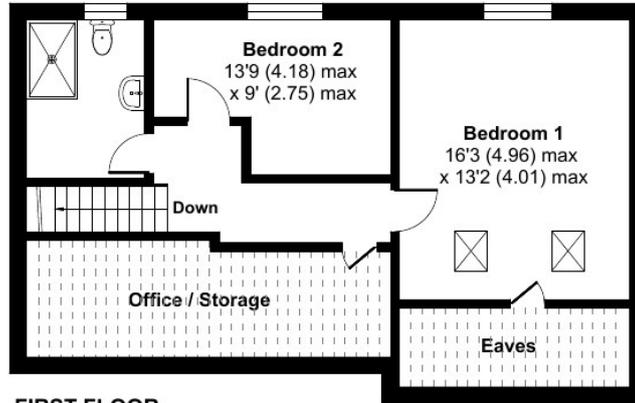
# Lowfield Road, London, W3

Approximate Area = 1502 sq ft / 139.5 sq m

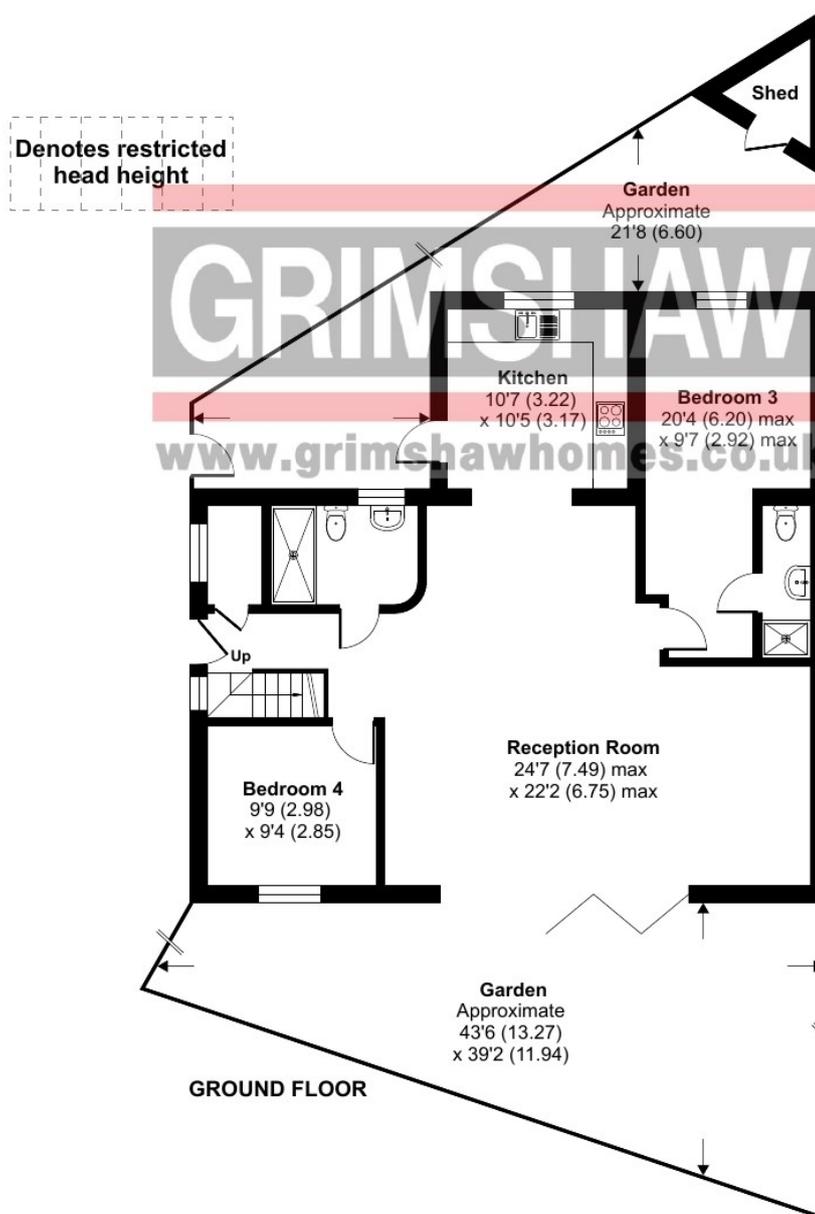
Limited Use Area(s) = 217 sq ft / 20.1 sq m

Total = 1719 sq ft / 159.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR







EPC Rating = C

Council tax band = E (£2,494.57 for 2025 / 2026)

Local authority: London Borough of Ealing

Parking: off road parking for 2 cars and CPZ: Gypsy Corner CPZ Extension

Connected services and utilities: Gas supply (central heating and Vaillant combi boiler):  
electricity supply: mains drainage: boarded and insulated loft: there is cavity wall insulation:  
broadband connected: landline connected: CCTV installed

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.

23.02.2026 Ref: 10049

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