



Noel Road, West Acton, London W3 0JP

Price £749,950 Freehold - No Chain

GRIMSHAW

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A well-presented 3-bedroom semi-detached property on two floors with a lovely rear garden of approx 67ft with paved terrace offering a great space for entertaining. There is forecourt parking for 2 vehicles.

The accommodation features a double reception room, a fitted kitchen and a ground-floor bathroom / WC.

On the first floor are 3 bedrooms (2 are double bedrooms and 1 has an en suite wash hand basin / WC).

Outside - the rear lawn garden is approx 67ft with a paved terrace and gated side access to the front.

Conveniently situated near to **West Acton** (Central Line) station and well-placed for Holy Family Catholic Primary, The Japanese School and West Acton Primary.

Transport links include approximately 0.5 miles to **North Ealing** (Piccadilly Line) station, 0.7 miles to **Ealing Common** (District and Piccadilly Lines) station, 0.9 miles to **Acton Main Line** (with Elizabeth Line) station and 1.1 miles to **Ealing Broadway** (also with Elizabeth Line) station. Several bus routes are nearby towards Shepherd's Bush and Westfield Shopping.

Other local schools include St Vincent's Catholic Primary, Ada Lovelace CofE High, Ellen Wilkinson High and Twyford CofE High.

Road connections include the A406 / Hanger Lane, A4, A40 / Western Avenue and M4 & M40 motorways.





EPC Rating: D

Council tax band: D (£2,138.53 for 2026 / 2027)

Local authority: London Borough of Ealing

Parking: Off-street parking for 2 vehicles

Connected services and utilities: Electricity: mains gas: mains drainage.

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.

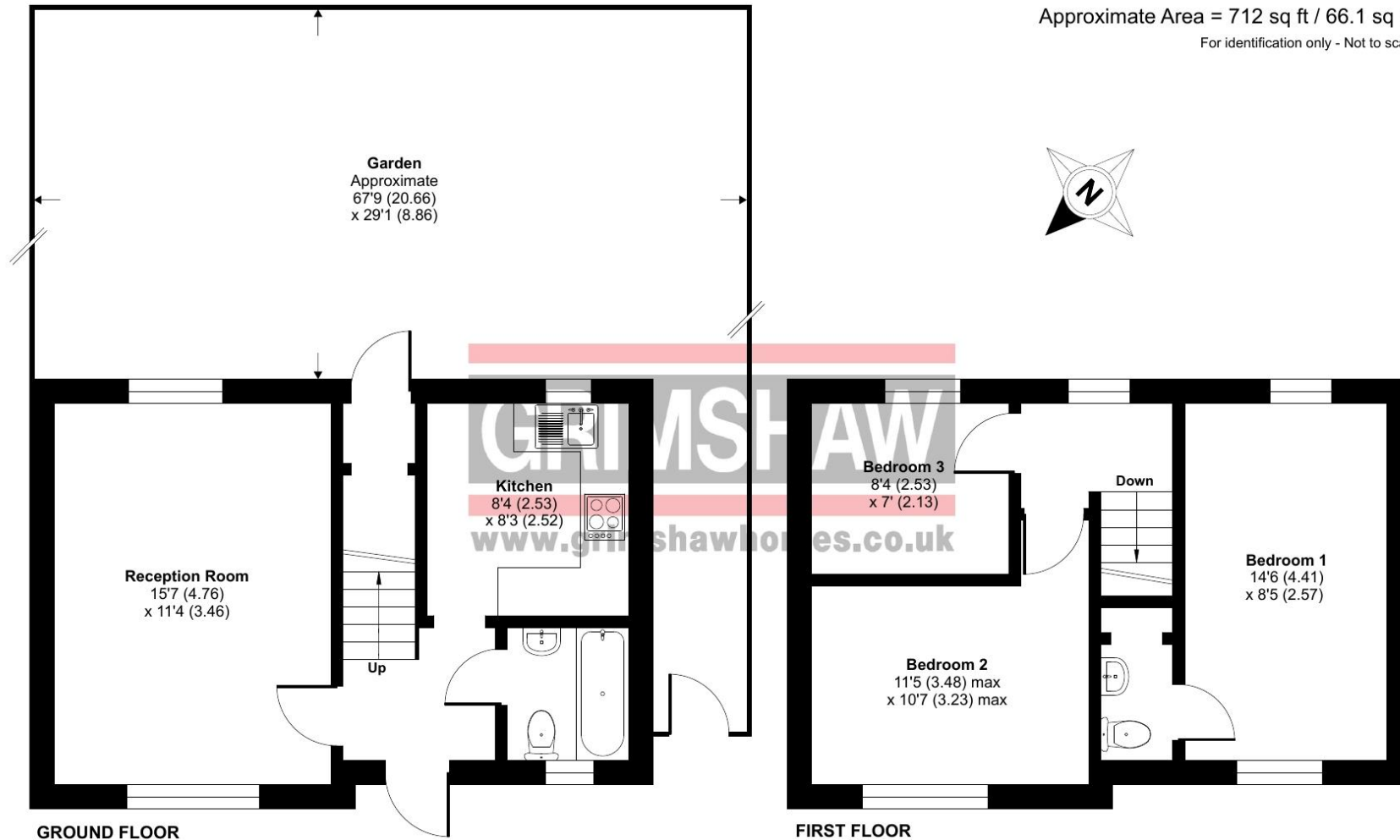
VIEWING BY APPOINTMENT - All negotiations should be conducted through Grimshaw & Company, who will be pleased to arrange appointments and provide further information.



Noel Road, London, W3

Approximate Area = 712 sq ft / 66.1 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). © nichcom 2026. Produced for Grimshaw & Co. REF: 1530217



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