



**Noel Road, Acton, London W3 0JD**  
**Price £950,000 Freehold - No Chain**

**With potential for development. An extended 3-bedroom semi-detached property arranged over two floors with a garage and drive. There is a very large (approx 182ft) south-facing rear lawn garden with spacious side access giving development potential as well as ground floor and loft extensions (subject to the usual regulations).**

**Ground floor** - entrance hall leads to 2 good sized reception rooms, conservatory and an extended kitchen.

**First floor** - three bedrooms and a family bathroom with a separate WC.

**Outside** - the rear lawn garden is south-facing and approximately 182ft x 20ft (55.53m x 6.24m) with a garage at the side and off-street parking.

Conveniently situated approx 0.2 miles from **Acton Main Line** station (Elizabeth line) into Central London or to **Ealing Broadway** and beyond for further main train connections and 0.7 miles from **West Acton** station and local shops. The open spaces of North Acton playing fields are close by. Road links include the A40 and A406.

Well-placed for a number local schools including Ellen Wilkinson High, Ark Soane Academy and Twyford CofE High. Primary schools include St Vincent's Catholic, West Acton and John Perryn.

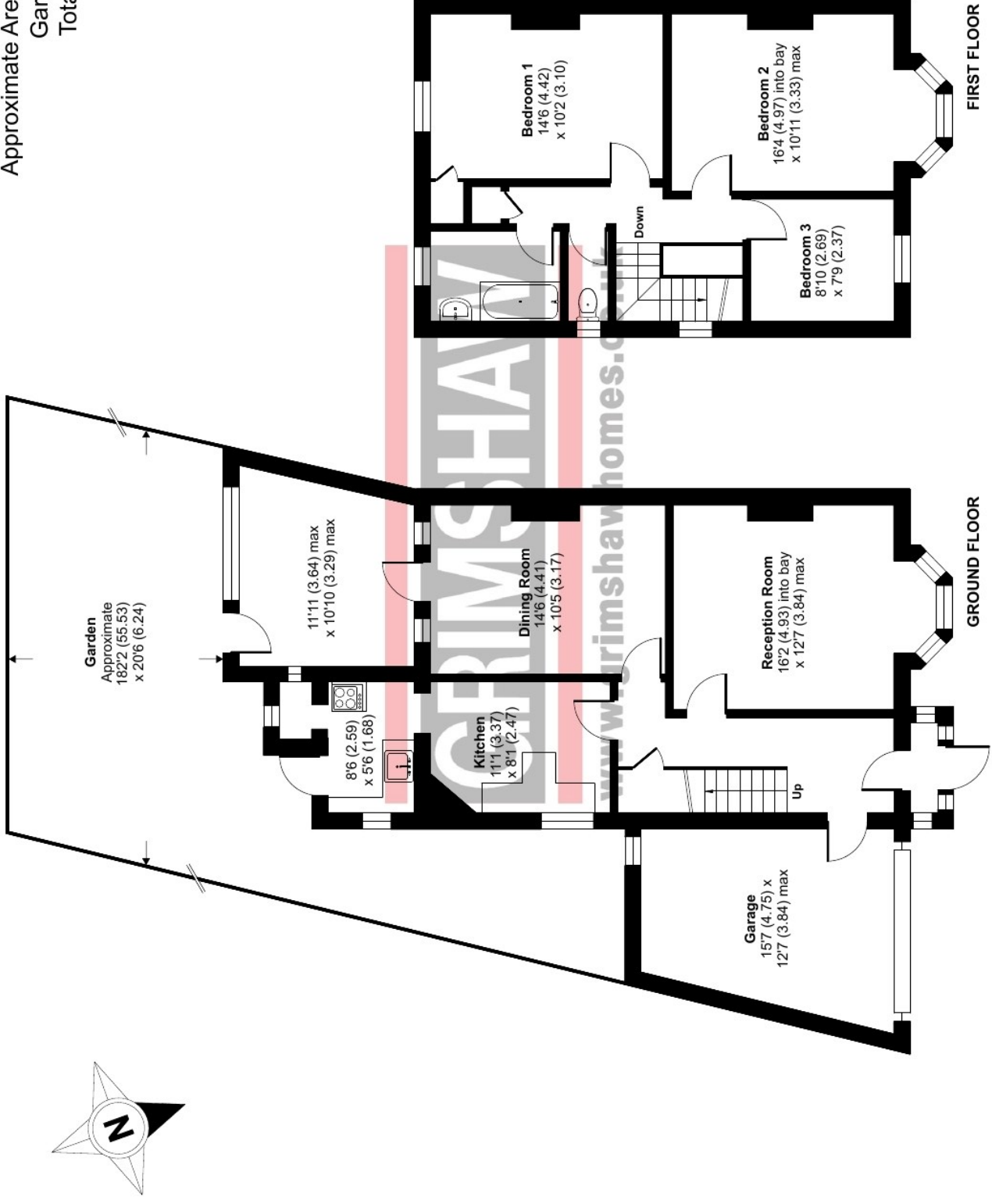
# Noel Road, London, W3

Approximate Area = 1323 sq ft / 122.9 sq m

Garage = 167 sq ft / 15.5 sq m

Total = 1490 sq ft / 138.4 sq m

For identification only - Not to scale







EPC Rating = C

Council tax band = F (£3,088.98 for 2026 / 2027)

Local authority: London Borough of Ealing

Parking: Garage at the side, off-street parking and controlled parking zone (Gypsy Corner Zone CC)

Accessibility: Internal staircase

Connected services and utilities: Gas supply (boiler and mains gas heating): electricity supply: mains drainage: no broadband: no CCTV: landline connected: partly boarded loft: there is right of way to an alleyway

Surface water : 'Low' means between 0.1% and 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.**

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20.04.2026 Ref: 10068

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