



**Cecil Road, West Acton, London W3 0DB  
Price £825,000 Freehold - No Chain**

**A 4-bedroom terraced property arranged over three floors with the benefit of 2 bathrooms, south-facing rear garden and off-street parking for 2 cars.**

**Ground floor** - hallway, front reception room, kitchen / reception room, conservatory and a cloakroom.

**First floor** - three bedrooms and a family bathroom / WC

**Second floor** - bedroom and a bathroom / WC

**Outside** - the rear lawn garden is approximately 20'5 x 19'2 (6.22m x 5.84m) with a store at the rear.

Situated within walking distance to the lovely North Acton playing fields and near to **West Acton** station with local shopping facilities. Well-placed for local schools including Holy Family Catholic Primary, The Japanese School and West Acton Primary.

With access to **North Acton, Acton Main Line** and **Ealing Broadway** with Elizabeth Line connection stations, Westfield Shopping Centre and road connections for the A40 / Western Avenue and M4 & M40 motorways.

Other local schools include Ada Lovelace High, Ellen Wilkinson High and Twyford CofE High.

# Cecil Road, London, W3

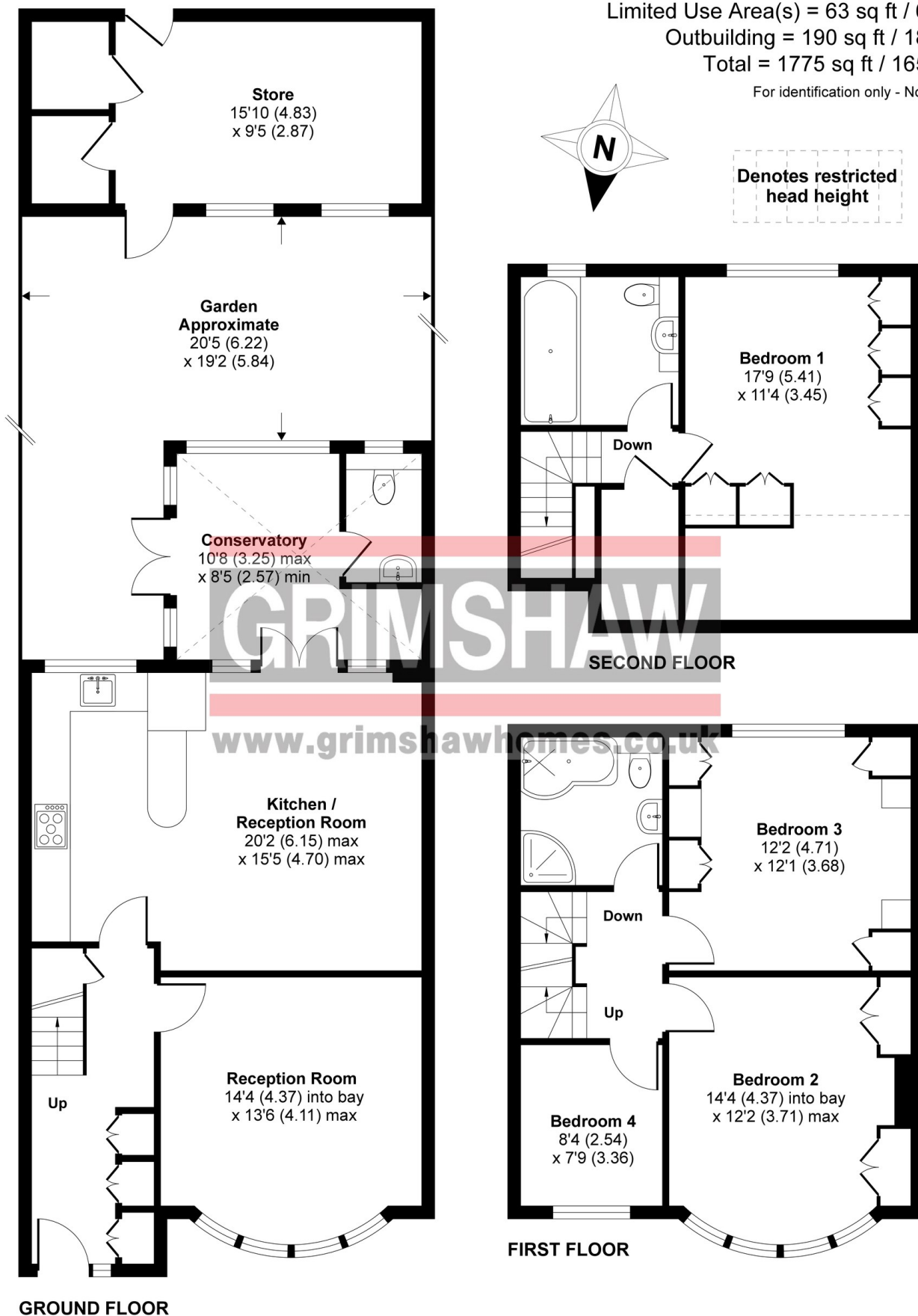
Approximate Area = 1522 sq ft / 141 sq m

Limited Use Area(s) = 63 sq ft / 6 sq m

Outbuilding = 190 sq ft / 18 sq m

Total = 1775 sq ft / 165 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). © nichecom 2021. Produced for Grimshaw & Co. REF: 697487



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(Photographs taken previously)

EPC Rating = D

Council tax band = F (£2,948.14 for 2025 / 2026)

Local authority: London Borough of Ealing

Parking: Controlled parking zone (Gypsy Corner Zone CC) and off-street parking for 2 cars

Accessibility: Internal staircase, step into the property at the front and a step from conservatory to the rear garden.

Connected services and utilities: Gas supply: electricity supply: mains drainage: no broadband: no landline: no CCTV: gas central heating and radiators: loft extension includes boarded and insulated

We understand there are rights of way on the property and rights of way over other properties

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.

13.05.2026 Ref: 10023

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