



00 Willcott Road, London, W3 9QX

Offers in excess of £730,000

A fantastic opportunity to purchase this spacious four-bedroom period home, offering approximately 1,455 sq ft of versatile living accommodation over two floors.

A deceptively spacious and versatile four-bedroom home arranged over two floors, offering well-proportioned accommodation ideal for family living.

The ground floor features a generous kitchen with access to a shower room, a useful utility area, and two reception rooms providing flexible space for relaxing, dining or entertaining. Upstairs, the property offers four bedrooms and a bathroom with separate WC. Outside, there is a courtyard style garden to the rear.

Overall, this is a well-laid-out home combining generous room sizes with practical living space across both floors.

Ideally located for the amenities of Acton, Ealing and Chiswick, with a great selection of shops, cafés, restaurants and schools nearby. Acton Town Underground Station is within easy walking distance, providing District and Piccadilly line services, while Acton Main Line offers convenient Elizabeth line connections. With its excellent transport links, strong local amenities and four-bedroom layout, this property represents a sound investment opportunity with excellent long-term potential.

Offered for sale with NO ONWARD CHAIN.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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