

Church Road, Acton W3

Freehold, Vacant Shop and Upper Maisonette For Sale

Planning for residential development, rear & mansard extension



8 Church Road, Acton, London W3 8PP

Situation & Location

The property is situated on the western side of Church Road, close to the junction with Acton High Street, and all local transport, shopping and entertainment amenities. Please see location plan below.

Description & Accommodation

Currently comprises a basement and ground floor Class E commercial unit with a two-bedroom maisonette on first and second floor levels above. Externally there is a large rear garden and outhouse.

The existing ground floor commercial unit provides a net area of some 452 sq ft on the ground floor with cellar storage beneath at basement level. The upper maisonette provides: a half-landing bathroom/WC; kitchen and living room on first floor; two bedrooms at second floor level. Please see existing floorplans below.

Planning Consent

The property has the benefit of Prior Approval under permitted development rights for conversion of the ground floor and basement to a self-contained one bedroom garden flat; there is also planning consent for a rear extension and mansard extension to provide: a garden one bedroom flat; a first floor one bedroom flat with roof terrace; and a second and third (mansard) floor two bedroom maisonette with balcony.

Details of development planning are here: <https://pam.ealing.gov.uk/online-applications/applicationDetails.do?keyVal=SDH3XWJM0KK00&activeTab=summary>

Details of permitted development prior approval are here: <https://pam.ealing.gov.uk/online-applications/applicationDetails.do?keyVal=SCPIKZJM0KW00&activeTab=summary>

Guide Price **£500,000** for the freehold with full vacant possession.

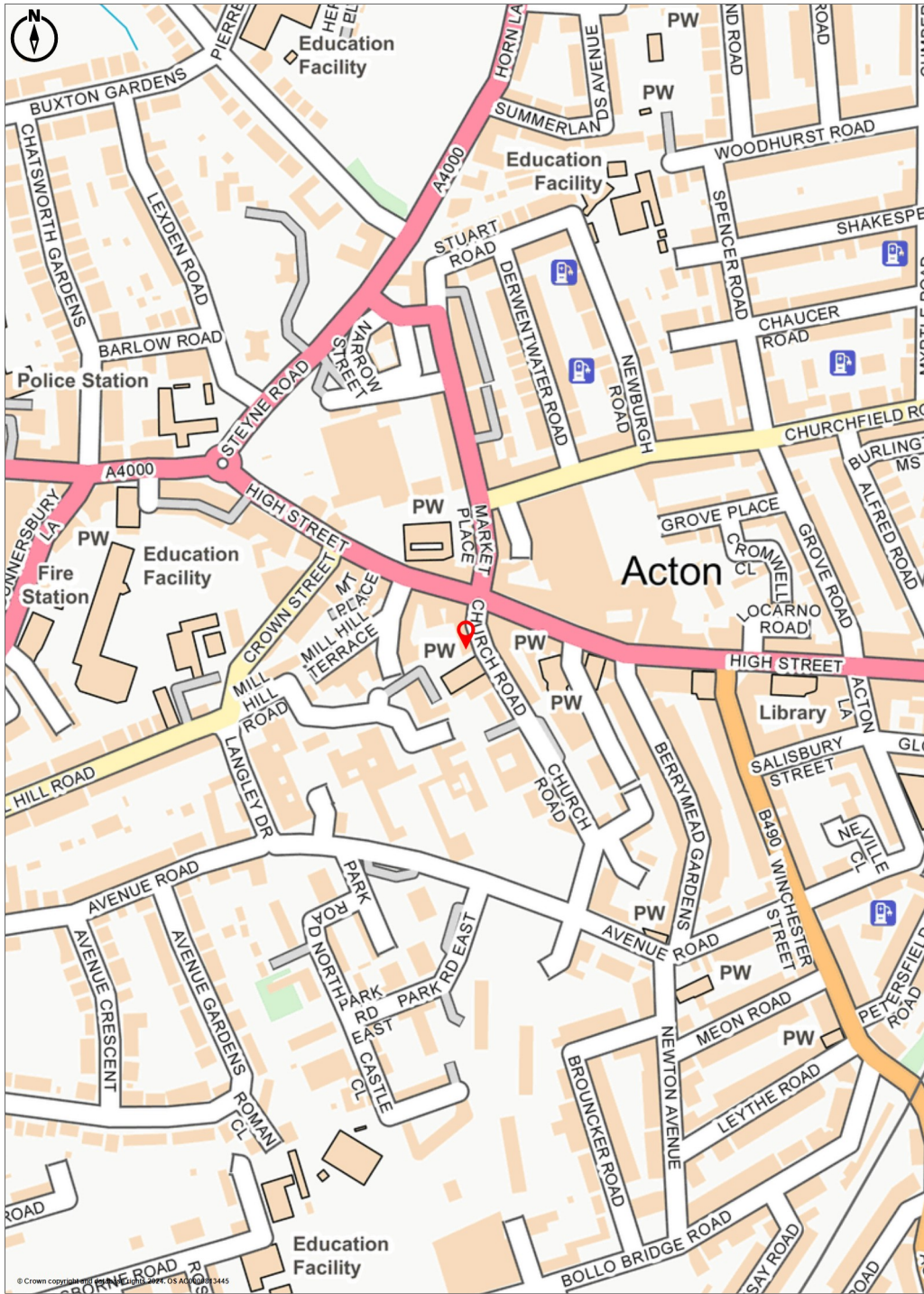
Energy Performance Certificate EPC rating – Commercial 90 Band D; Residential – On request

VAT Will not apply **Possession** Immediate upon completion of legal formalities

Contact Sole agents: JMW Barnard LLP 17 Abingdon Road, London, W8 6AH.

Tel: 0207 938 3990 Jeremy Barnard jb@jmwbarnd.com

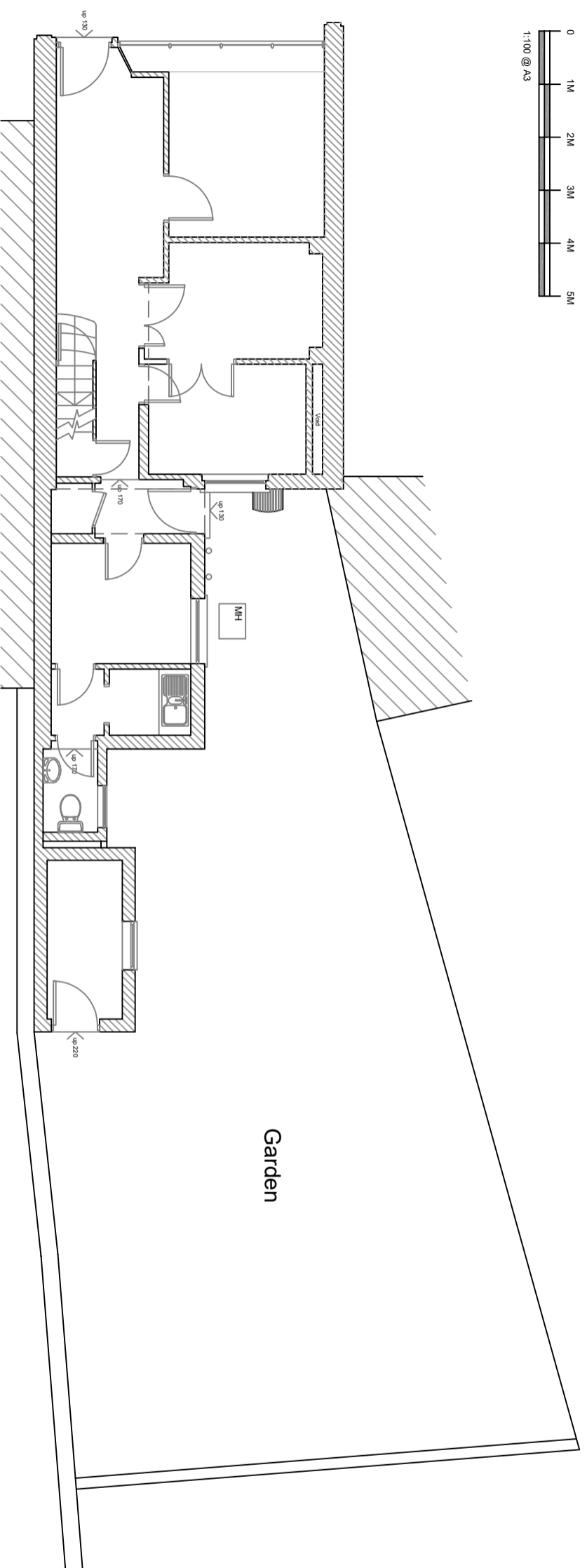
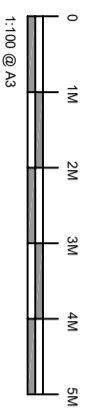
Important Notice: Measurements are approximate and no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is given either during negotiations, in particulars, or elsewhere. Interested parties should satisfy themselves as to condition of property; presence of dangerous or deleterious materials; or functioning of services, which have not been tested. Unless otherwise stated all rents and prices are exclusive of VAT, where applicable.



Promap

LANDMARK INFORMATION

© Crown Copyright and database rights 2024. OS AC0000813445
Plotted Scale - 1:6000. Paper Size - A4

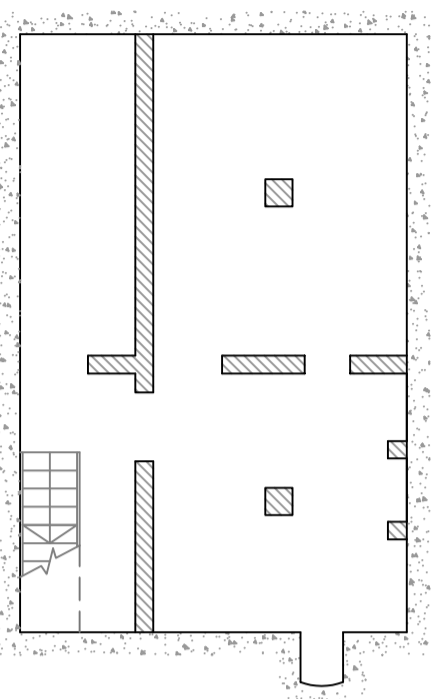


Existing ground floor

REV.	DATE	DESCRIPTION
1	28.08.23	FIRST ISSUE

CLIENT	PROJECT
PLANNING SOLUTIONS LONDON LTD	EXISTING SCHEME
LOCATION	ADDRESS
LONDON	8 CHURCH ROAD LONDON W3 8PP

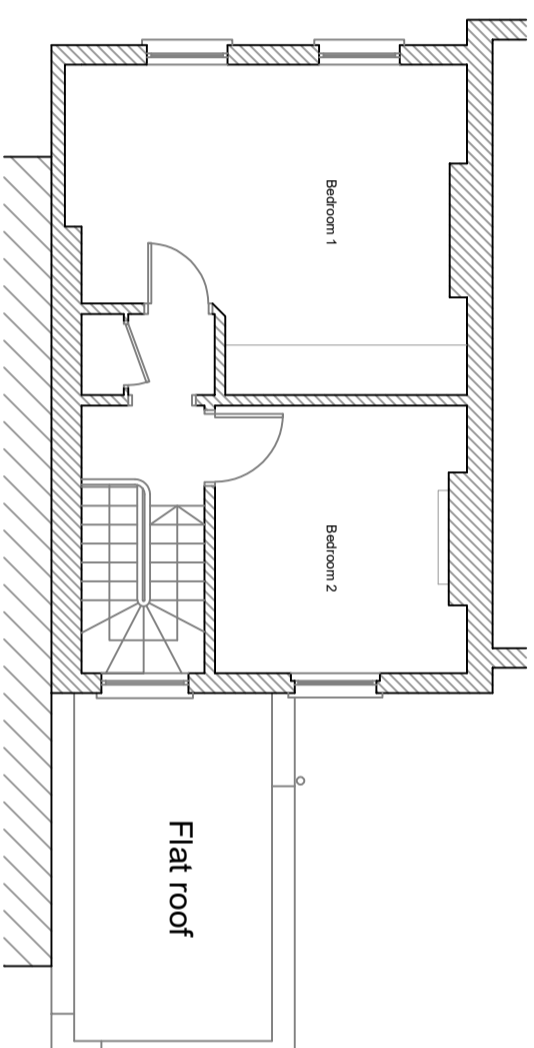
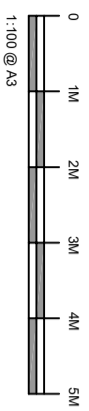
DRAWING NO.	REVISION	DESCRIPTION
366-01		EXISTING GROUND FLOOR AND BASEMENT
DRAWN BY	DATE	CHECKED BY
AC	28.08.23	JW
SCALE	CAD REF.	ISSUE STATUS
1:100MM @ A3		CLIENT / LA APPROVAL



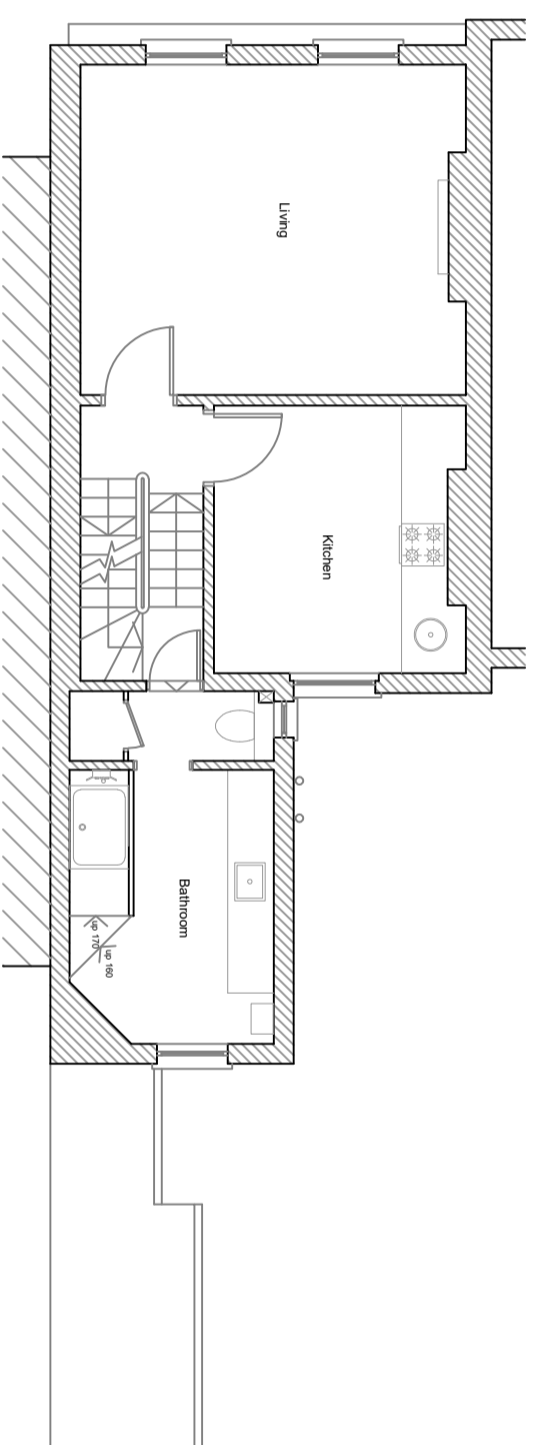
Basement

THE DRAWING AND ITS DATA IS THE PROPERTY OF PLANNING SOLUTIONS LTD. AND SHALL NOT BE REPRODUCED WITHOUT THE COMPANY'S CONSENT. DO NOT SCALE. WHETHER DIMENSIONS TAKE PRECEDENCE ANY DIMENSIONS SHOULD BE REPORTED TO PLANNING SOLUTIONS LTD IMMEDIATELY. FIN/DOUBT/ASK

PLANNING SOLUTIONS (LONDON) LTD
 T. 00 44 (0)20 7731 2896
 w.rh@planning937@gmail.com



Existing second floor



Existing first floor

REV	DATE	DESCRIPTION
1	28.08.23	FIRST ISSUE

CLIENT	PROJECT
PLANNING SOLUTIONS LONDON LTD	EXISTING SCHEME
LONDON LTD	
LOCATION	ADDRESS
LONDON	8 CHURCH ROAD LONDON W3 8PP

DRAWING NO.	REVISION	DESCRIPTION
366-02		EXISTING FIRST AND SECOND FLOORS
DRAWN BY	DATE	CHECKED BY
AC	28.08.23	JW
SCALE	CAD REF.	ISSUE STATUS
1:100MM @ A3		CLIENT / LA APPROVAL

THIS DRAWING AND ITS DATA IS THE PROPERTY OF PLANNING SOLUTIONS LTD. IT SHALL NOT BE REPRODUCED WITHOUT THE COMPANY'S CONSENT. DO NOT SCALE. WHEN THE DIMENSIONS TAKE PREFERENCE ANY DIMENSIONS SHOULD BE REPORTED TO PLANNING SOLUTIONS LTD IMMEDIATELY. FIN/DAUR/SLK

PLANNING SOLUTIONS (LONDON) LTD
T. 00 44 (0)20 7731 2896
w.righonahans937@gmail.com