

# Consented Residential Development Opportunity for Six Apartments

## 9 Allison Road, Acton, W3 6JF



**Location:** The property is situated in a residential area close to a range of amenities along Horn Lane. Acton Mainline Station is 0.2 miles away where direct access into London is available. A new Cross Rail station will be opening here in 2019, which will significantly reduce travel time; Bond Street will be 9 minutes, Liverpool Street 16 minutes, while journey to Canary Wharf will take 23 minutes. Underground services are available at West Acton Station (Central Line) and Acton Town Station (Piccadilly and District Line), both of which are 1 mile away. The Overground line is available from Acton Central located 0.8 from the property.

**Description:** This 1930's mid-terrace building is arranged over four stories. The property extends to approximately 2,700 sq ft Gross Internal Area and occupies a plot size of 0.04 acres. Existing floorplans area available as part of the sales pack, available upon request.

**Planning:** Planning approval (REF: 164185FU) has recently been obtained to convert the existing building into 6 private apartments; 5 x 1 beds, 1 x 2 beds. A full schedule of accommodation and consented drawings are available as part of the sales pack.

**Cost Saving & Further Development Potential:** The proposed 6m basement has already been dug out, the property underpinned, and internally it has been largely stripped back to shell. Therefore, significant preparatory costs have been incurred by the current owner to the benefit of the incoming developer. There may be an opportunity for additional development. Please refer to the sales pack for a conservative example of an additional extension.

**Fixtures and Fittings:** Any items of furniture or other items left in the property will become the responsibility of the purchaser on completion.

**Inspection:** The property may be inspected by prior appointment through the Vendor's sole selling agents, Acton Land. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

**Method of Sale & Tenure:** The freehold property is offered for sale by way of an informal tender. Vacant possession to be provided upon exchange of contracts.

**Bid Deadline and Further information:** 25<sup>th</sup> August 2017, unless sold prior. For further information and a copy of the sales pack, please call EMOOV on 0333 121 4950.



**IMPORTANT NOTICE:** 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Acton Land in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Acton Land nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.