

58 & 58A

Heathfield Road  
Acton  
London  
W3 8EJ

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RWHITLEY  
Est. 1938 & CO

# Guide Price £1,200,000



- Freehold Investment Opportunity
- Three Double Bedroom Maisonette
- One Double Bedroom Maisonette
- Potential To Extend (STPP\*)
- Potential To Adapt/Develop (STPP\*)
- Potential To Create A Large Family Home (STPP\*)
- Mill Hill Conservation Area
- No Upper Chain

## DESCRIPTION

Located in Heathfield Road which is within the popular Mill Hill Conservation Area. A rare opportunity to acquire two generous maisonettes within a freehold semi-detached property which has tremendous potential. There is a split level three double bedroom maisonette to the basement and ground floor level as well as a one bedroom maisonette at second floor level. The property has potential to extend, adapt to create an additional dwelling or even the possibility to combine both maisonettes to create a substantial family home (all subject to planning permission and any necessary consents).

\*subject to planning permission.

## HEATING & HOT WATER

Both maisonettes have a gas fired boiler which serves the radiator system and provides the domestic hot water and an electric immersion heater in hot water cylinder.

## WINDOWS

Timber single glazed windows.

## COUNCIL TAX BAND

We understand that the current council tax band is as follows:

58 Heathfield Road: E

58a Heathfield Road: D

## SERVICES

Mains gas, electricity, water and drainage.

## TENURE

Freehold.

## VIEWINGS

Strictly by appointment with R Whitley & Co.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>	51	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	









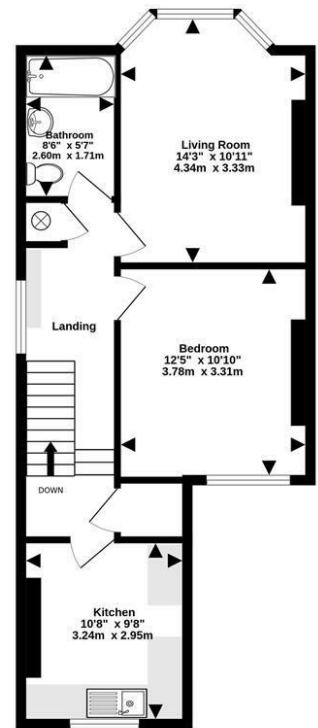
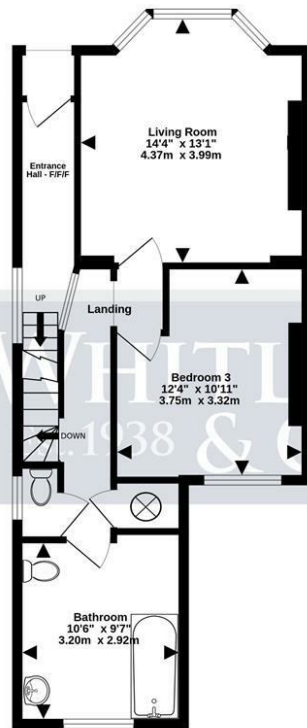
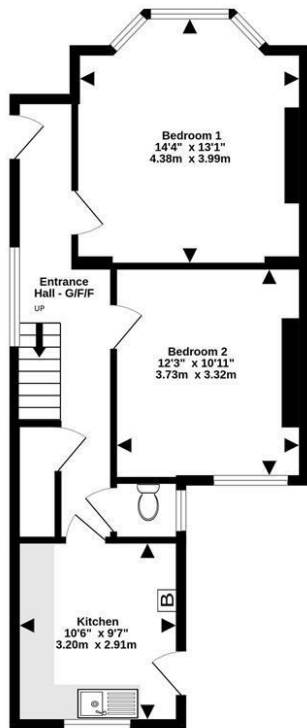




GROUND FLOOR  
531 sq.ft. (49.3 sq.m.) approx.

FIRST FLOOR  
542 sq.ft. (50.3 sq.m.) approx.

SECOND FLOOR  
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA: 1610 sq.ft. (149.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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