

**Location:**

Ashfield Road is a quiet residential road located close to the amenities of Acton and Shepherd's Bush. Both Acton Central and Acton Main Line stations are close by for links to and from central London.

**Key points:**

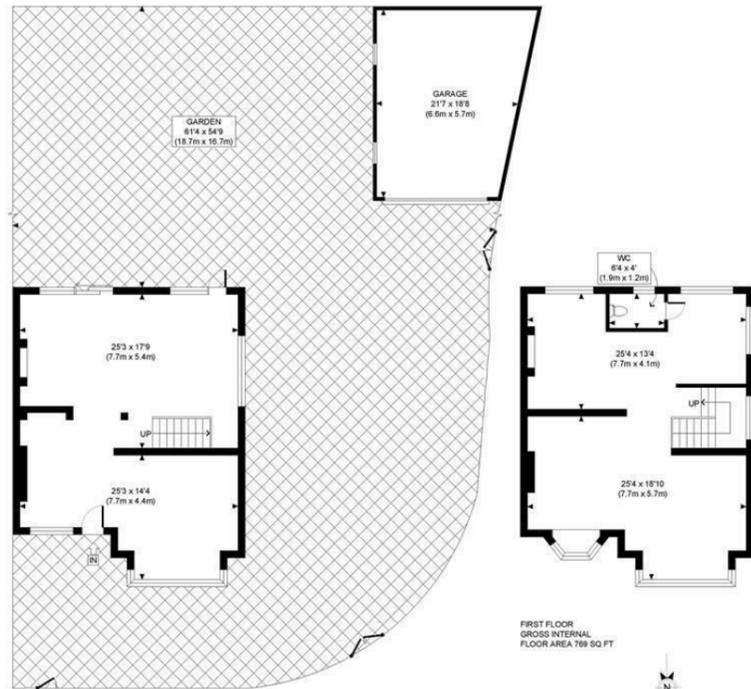
- Consented 1280 sq ft new build house
- Consented extensions to provide a 3000 sq ft house
- Off street parking and no parking restrictions
- Ready to build

# Do Better:

**Acton**  
sales@astonrowe.co.uk

103 Churchfield Road,  
Acton, London, W3 6AH

020 8992 3600



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 750 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE: 1872 SQ FT/ 174 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE: 1519 SQ FT/ 141 SQM

**PROPERTY PHOTO PLANS**.CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

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

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

## Offers Over £1,250,000

## Ashfield Road, London W3 7JJ

- 2 Reception Rooms
- 4 Bedrooms
- 1 Bathrooms



The current owner says:

**Situated in a popular part of Acton the scheme lends itself to end users and developers**

**CONSENTED DEVELOPMENT OPPORTUNITY.**

The existing 1519 sq house has undergone a soft strip and has consent for a double storey side extension, single storey rear extension and hip to gable loft conversion to provide an envelope of c3000 sq ft. Future scope to create 4/5 flats or possibly another new build house to the side (SSTP).

Land to the rear; Planning permission has been granted for the demolition of the existing garage and construction of a 1280 sq ft detached house with 3 bedrooms, 2 bathrooms with large open plan kitchen lounge, 540 sq ft garden and off street parking. Planning REF: 220865FUL, Ealing Council. There are no onerous pre-commencement conditions and the CIL liability is in the region of £3840.

A freehold site with vacant possession. Currently all on one title but the vendor may consider splitting the title and selling the schemes separately.

Ashfield Road is moments away from the wide array of shops and restaurants Acton has to offer. Local transport links including East Acton (Central Line), Acton Central (Overground) and Acton Mainline. (Elizabeth Line) as well as excellent bus services to nearby Shepherds Bush, Chiswick and Hammersmith. The M4 and M40 motorway routes are also easily accessible.

Under section 21 of the Estate Agency Act 1979, the seller declares a personal interest with this firm

**What's better:**

**Scope for further enhancement of the existing planning now the envelope has been established**

