

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
- Off street parking and no parking restrictions
- No onerous planning conditions
- Ready to build

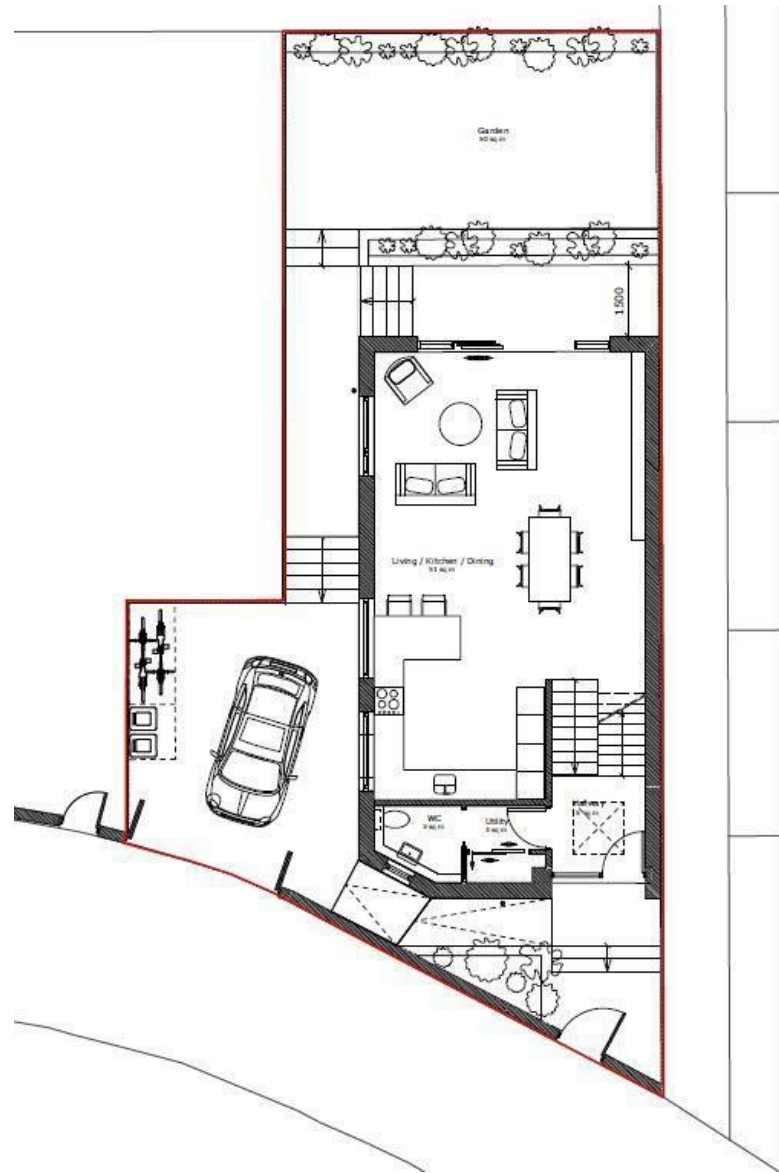
Do Better:

Aston Rowe

Acton
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103 Churchfield Road,
Acton, London, W3 6AH

020 8992 3600



Offers In Excess Of £350,000

**Land at the rear of Ashfield Road,
London W3 7JJ**

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	

- 0 Reception Rooms
- 0 Bedrooms
- 0 Bathrooms

The current owner says:

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

CONSENTED DEVELOPMENT OPPORTUNITY.

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 sold on a separate title to 2 Ashfield Road.

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:

Opportunity to build new build detached house with off street parking

