



## Gibbon Road, W3

An opportunity to purchase an unmodernised three bedroom house, a blank canvas for you to create your own designer build.

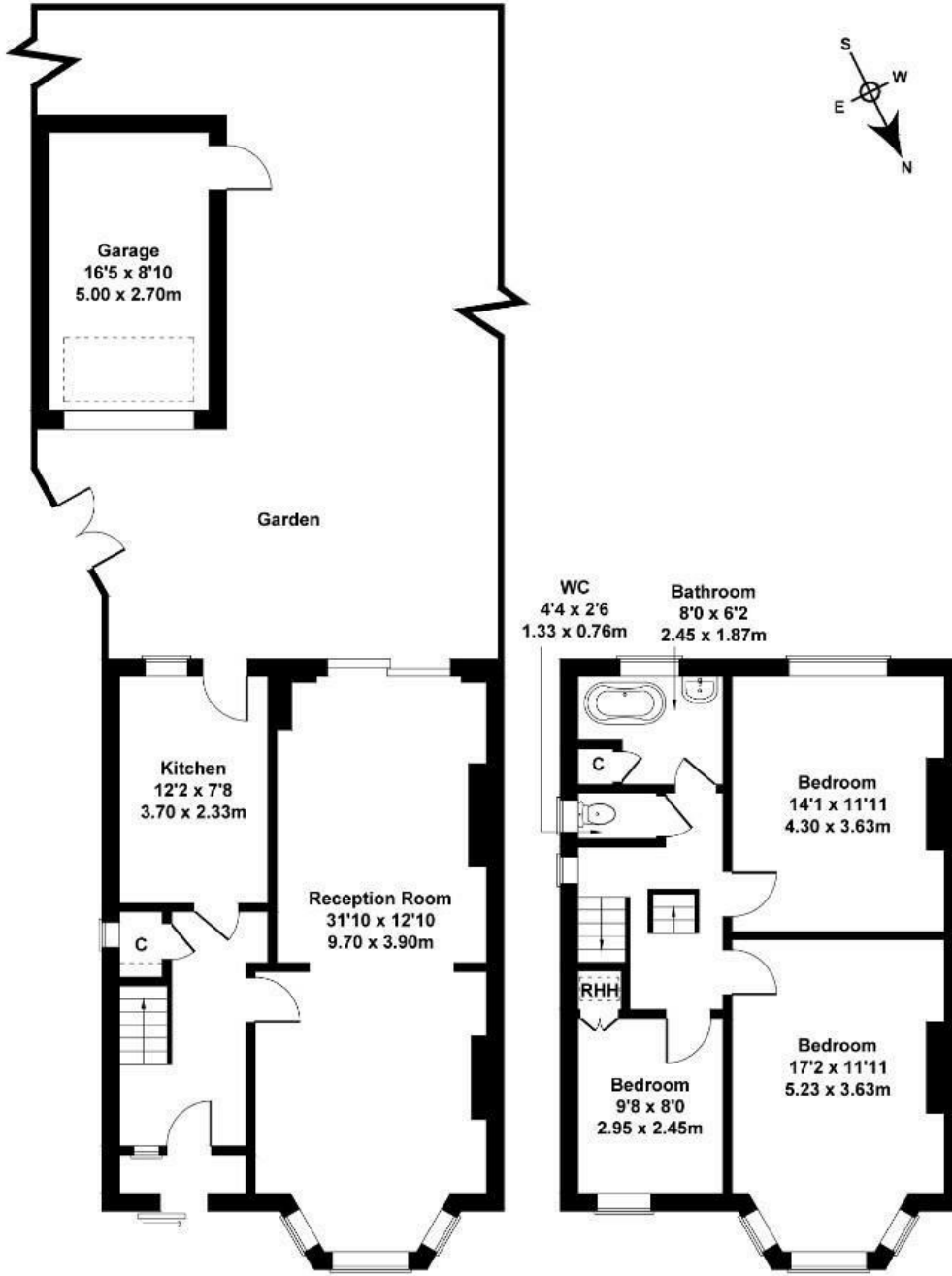
The property has planning consent for a ground floor rear extension and a loft conversion.

- Semi - detached House
- In need of modernisation
- Three bedrooms
- Through lounge
- Planning permission in place for rear ground floor and loft conversion
- Good size rear garden & garage
- Close to excellent transport links & schools
- CASH BUYERS ONLY PLEASE

Price Guide £875,000

# Gibbon Road

Approximate Gross Internal Area  
1206 sq ft - 112 sq m  
(Excluding Garage)



**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(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		