

# Rolfe East



Horn Lane, Acton, W3 6PA

£2,000,000

- HUGE development opportunity
- Freehold
- Within minutes walk of Elizabeth line at Acton Mainline
- LARGE corner plot with separate stable house to the rear
- Vacant possession
- In excess of 5,000 sq. ft.



AN EXCITING DEVELOPMENT OPPORTUNITY! A rare and unique opportunity to acquire a large corner plot, with a two bedroom stable house to the rear, offering in excess of 5,000 sq. ft, located on a prime residential road, with in minutes walk to the Elizabeth line at Acton Mainline station. The plot is being sold as a freehold and vacant possession.

There is huge potential for development subject to gaining the necessary planning permission.

138 Horn Lane - This property consist of a commercial shop and a three bedroom apartment above.

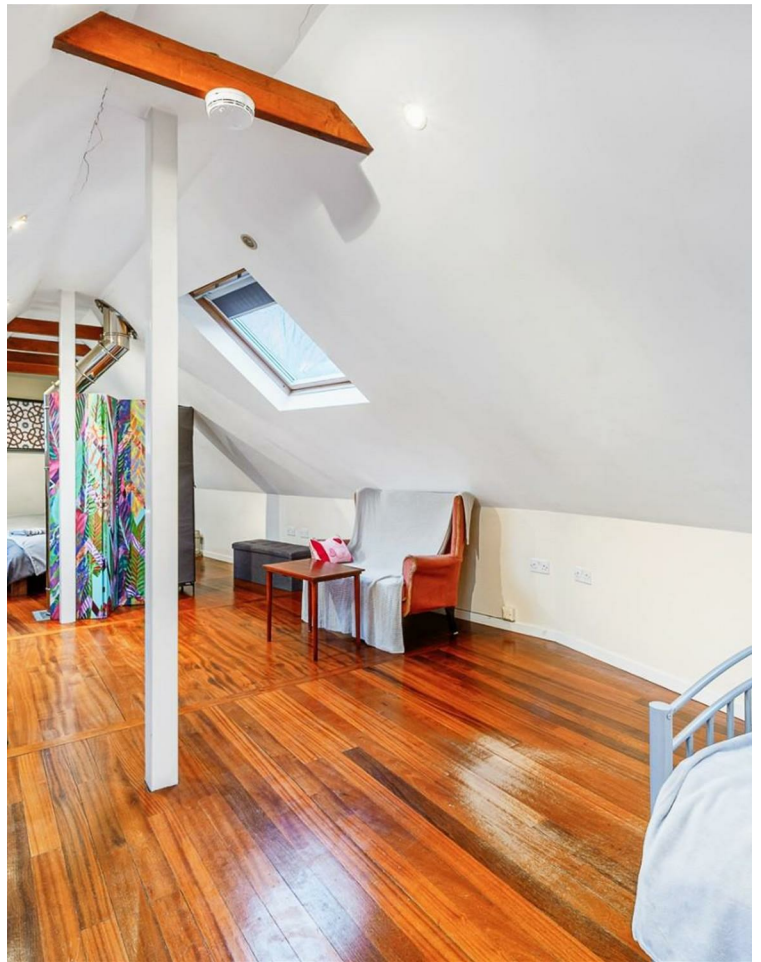
140 Horn Lane - This property consist of a shop and a three bedroom apartment above.

To the rear there is a two bedroom stable house, which is currently being rented as an Air BNB and achieving approx. £42,000 per annum.

For further information and to book a viewing please call Rolfe East Acton - 0208 993 7755.







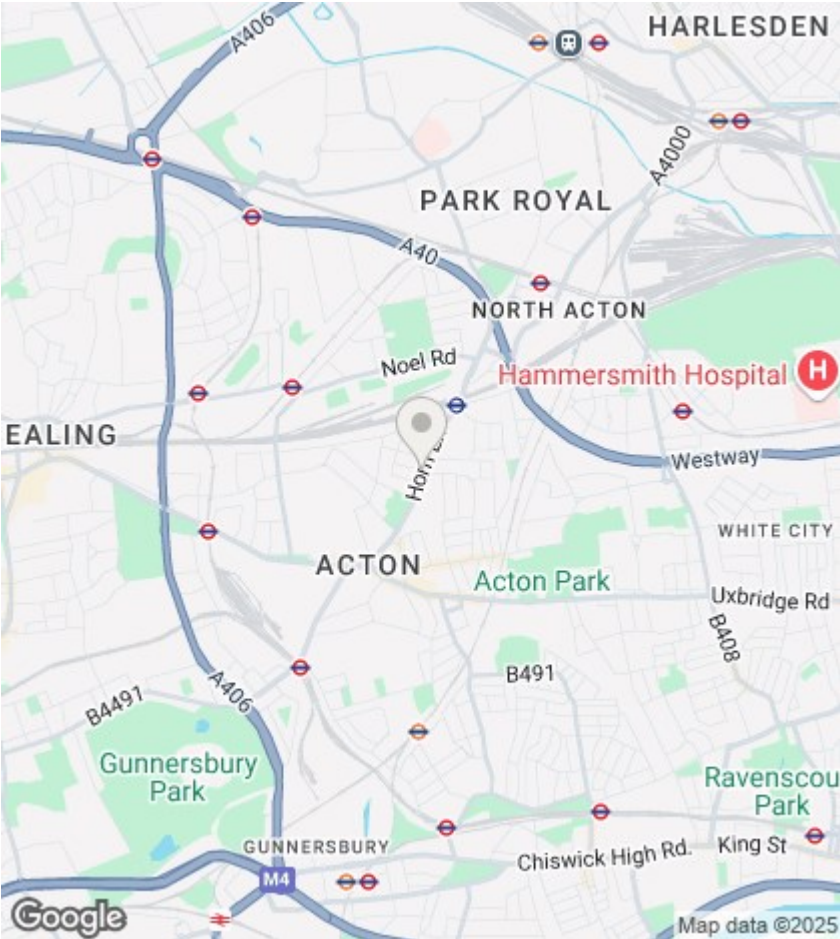








# Directions



# Viewings

Viewings by arrangement only. Call 020 8993 7755 to make an appointment.

# EPC Rating:

E

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	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC