



andrew nunn
ASSOCIATES

£895,000
Dalling Road
London, W6 0EU



PROPERTY SUMMARY

An interesting opportunity for developers and investors to acquire this three storey Victorian property with potential to convert into either two apartments or to refurbish as a single dwelling (subject to the necessary consents). The property benefits from lapsed planning consent for both options. Forming part of this attractive parade of former shops and upper parts the property comprises 1326 sqft of flexible commercial space over four levels which provides many opportunities to redevelop to suit purpose.

The building would make an ideal rental investment if it were split into a superior HMO and let as individual rooms to first jobbers.

The property is located in the quiet upper section of Dalling Road, near the junction of Wellesley Avenue which leads to Ravenscourt Park. It is within close proximity to the highly desired John Betts, Brackenbury Primary and West London Free Schools, as well as being close to the shopping and transport amenities of Hammersmith.

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1



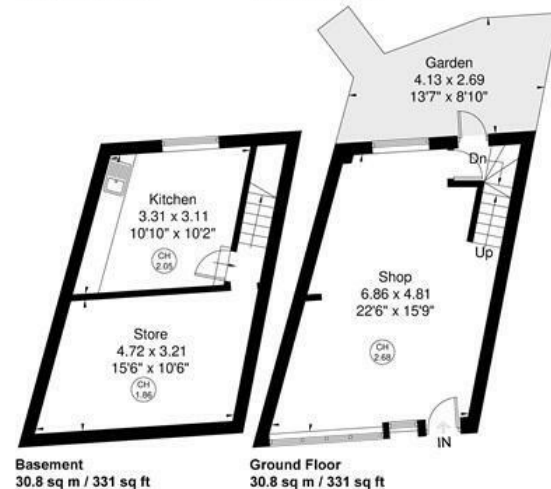
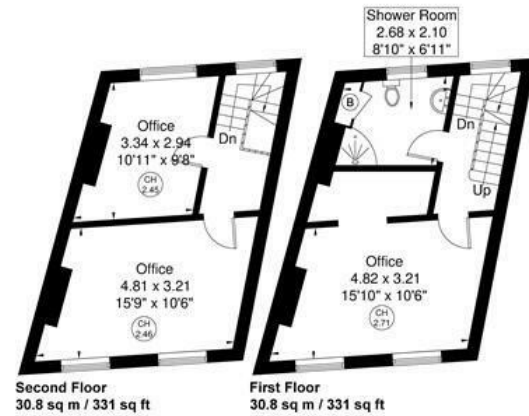
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Dalling Road

Approximate Gross Internal Area = 123.2 sq m / 1326 sq ft



Although every attempt has been made to ensure accuracy, all measurements are approximate.
The floorplan is for illustrative purposes only and not to scale.
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LOCAL AUTHORITY

TENURE

Freehold

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only

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	

81

65

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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