

GUIDE PRICE

£2,500,000

Old Bath Road

London, SL3 0FL



PROPERTY SUMMARY

Freehold development opportunity with full planning permission granted for the construction of two contemporary residential blocks comprising 24 private apartments, extending to a combined GIA of approximately 19,183 sq ft.

Block C will comprise 9 apartments arranged over four storeys, including:

- 1 x 3-bedroom apartment
- 4 x 2-bedroom apartments
- 4 x 1-bedroom apartments

Block D will comprise 15 apartments, including:

- 10 x 2-bedroom apartments
- 5 x 1-bedroom apartments

The site is situated within a well-positioned cul-de-sac, moments from Colnbrook High Street and its range of local amenities. Excellent transport connectivity is provided via nearby bus routes serving Bath Road, Heathrow Airport and Terminal 5. Heathrow Terminal 5 offers direct Underground access into Central London via the Piccadilly Line, whilst Terminals 2, 3 and 4 connect via the Elizabeth Line, providing fast and convenient access across London.

Approximate S106 & CIL contribution: £480,000.

A rare opportunity to acquire a consented residential scheme in a highly accessible West London location with strong connectivity to Heathrow and Central London sci-land

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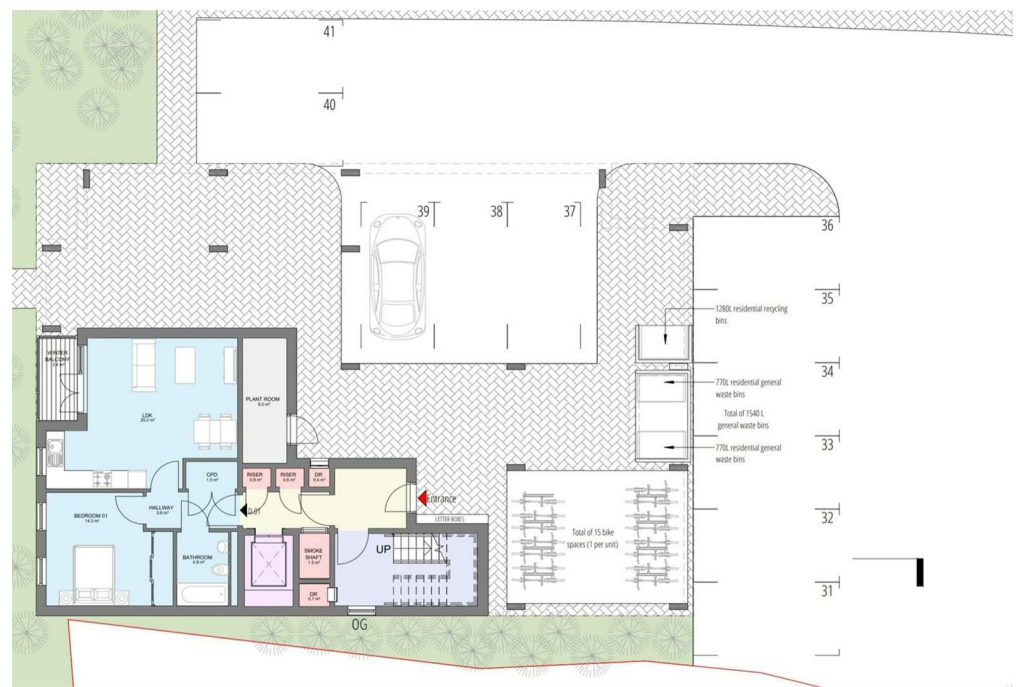
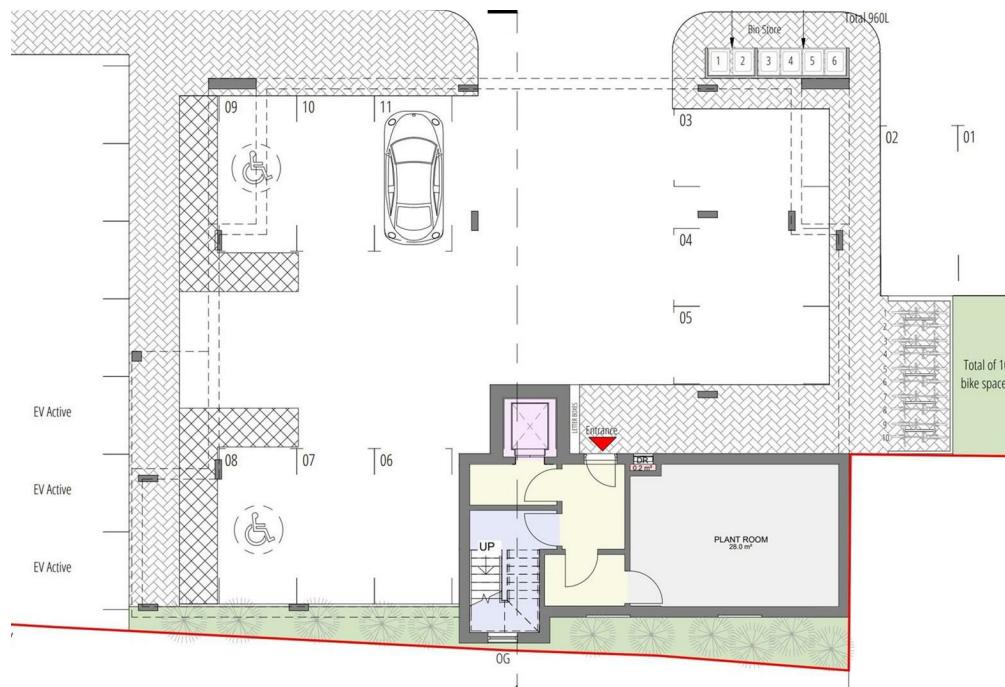
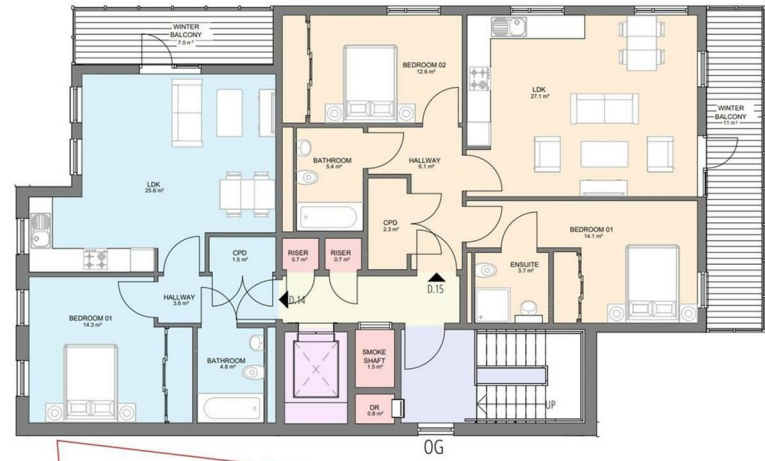
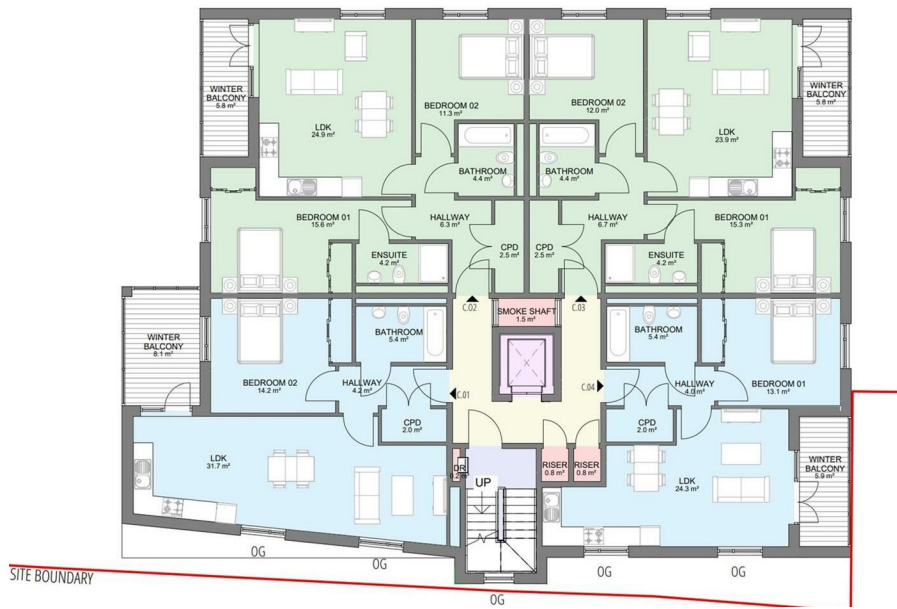


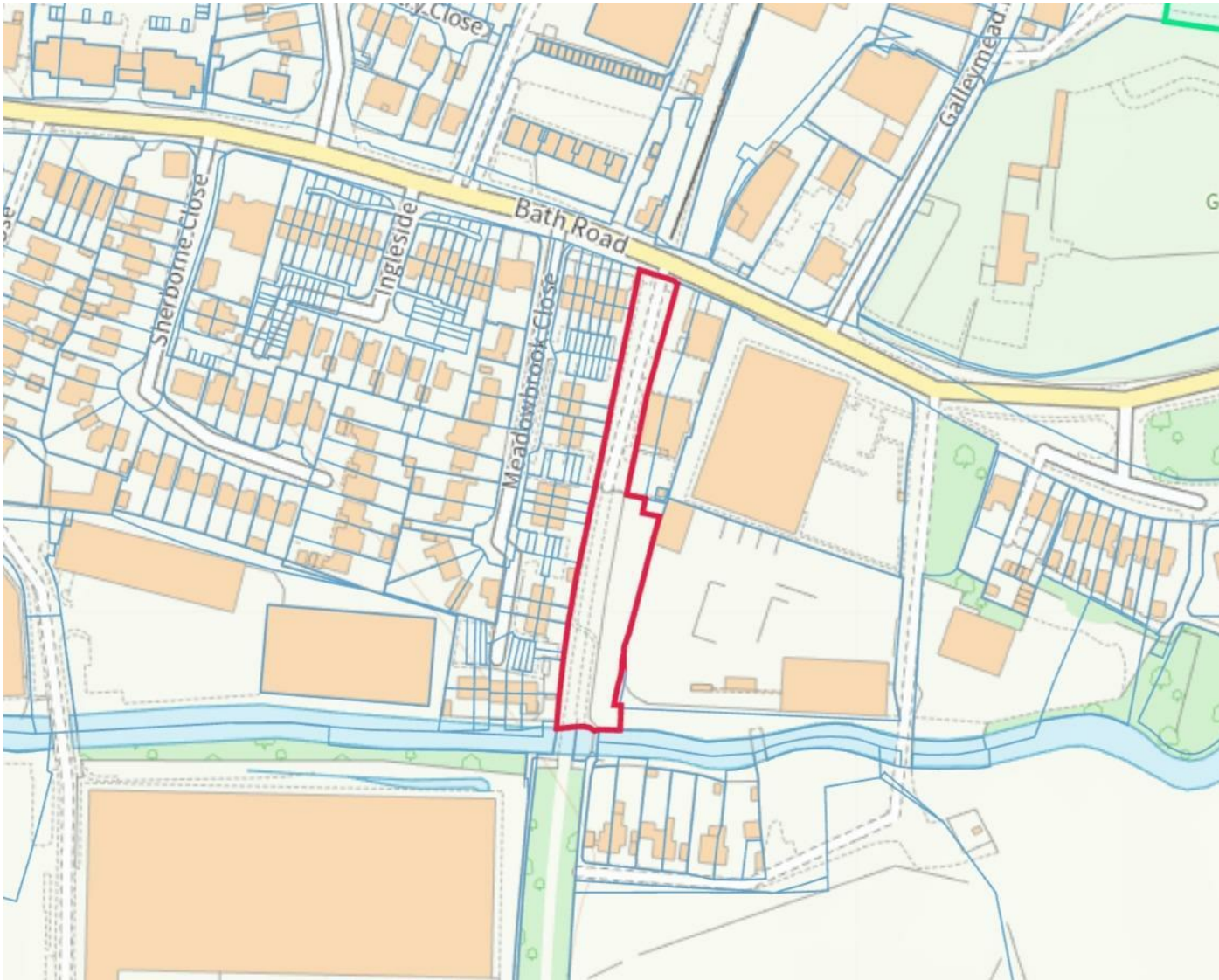
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LOCAL AUTHORITY

TENURE
Freehold

COUNCIL TAX BAND
New Build

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	



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

Shaw & Co
ESTATE AGENTS

OFFICE ADDRESS
10 Central Parade
New Heston Road
Heston
Middlesex
TW5 0LJ

OFFICE DETAILS
02085707258
land@shawandcoestates.com
<https://www.shawandcoestates.com>