



271 High Street  
Acton, London, W3 9BT

## Rare Development Opportunity in Acton.

2,465 sq ft  
(229.01 sq m)

- Vast Freehold across 5 floors.
- Well maintained office spaces.
- Attractive Capital Value at £365 p/sq/ft
- Strong nearby transport links.
- Full vacant possession.

# 271 High Street, Acton, London, W3 9BT

## Summary

<b>Available Size</b>	2,465 sq ft
<b>Price</b>	£900,000
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	E (111)

## Description

This is a fantastic and deceptively large Freehold Building in the heart of Acton now available with the benefit of full vacant possession. The property is striking five-storey flat-fronted period building enjoying a prominent location close to a number of attractive, recently developed properties, and is offered to the market for the first time in almost 30 years.

Presented in good internal condition with an appealing Ground Floor rear extension, large basement with super ceiling heights and an abundance of natural light to the upper floors, the property has a small private garden and represents an exciting opportunity for a variety of future uses, subject to obtaining the necessary consents.

(Potential purchasers should note that an inner hallway within the building allows exclusive access rights for the neighbouring property which is also available under separate negotiation).

## Location

Located at the gateway to the exceptionally busy Acton High Street, within close proximity of the new Oaks Shopping Centre and its extensive residential housing, this building enjoys a high level of footfall. The property is very well connected via public transport, with Acton Central (London Overground) is approx. 0.4 mile (6 min walk), Acton Main Line Station (Elizabeth Line) is approx. 0.8 mile (15 min walk) and Acton Town Tube Station (District Line and Piccadilly Line) approx. 0.5 mile (10 min walk). These train lines, plus its excellent bus services, makes it easy to travel to and from anywhere in London. The M4 & A40 motorways are also a short drive away for easy travel by car in and out of London. The property enjoys the second highest PTAL value of 6a (source: TFL).

## Terms

Price: A Guide Price of £900,000.

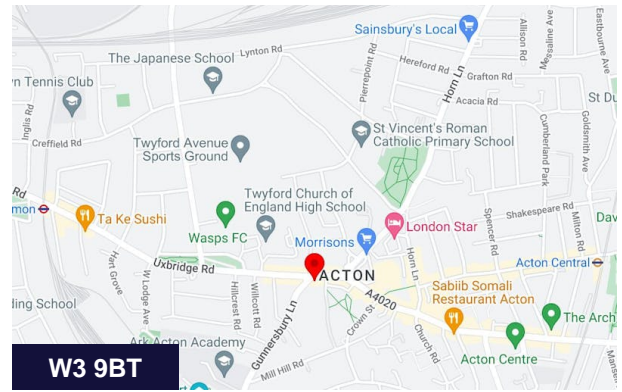
Tenure: Freehold with vacant possession.

Rateable Value: £11,750 per annum.

Location Authority: London Borough of Ealing.

Legal Costs: Each party is to pay their own legal costs.

Viewings: Strictly by appointment with Sole Agents Winkworth Commercial.



## Viewing & Further Information



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**Chris Ryan**

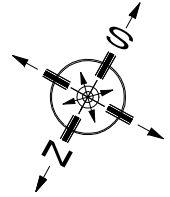
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# High Street, W3

Approx. Gross Internal Area  
229 sq m / 2465 sq ft



 = Reduced headroom  
below 1.5 m / 5'0"



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.