



30 Alfred Road

Acton, London, W3 6LH

**Superb residential
development opportunity –
Acton W3.**

2,966 sq ft
(275.55 sq m)

- Fully consented development site
- Currently arranged as 3 large flats
- Planning for an additional floor
- Planning for a small house to the side
- Large private rear gardens
- Further potential within the basement (stp)

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Summary

Available Size	2,966 sq ft
Price	Offers in excess of £1,250,000
Business Rates	Upon Enquiry
EPC Rating	D (58)

Description

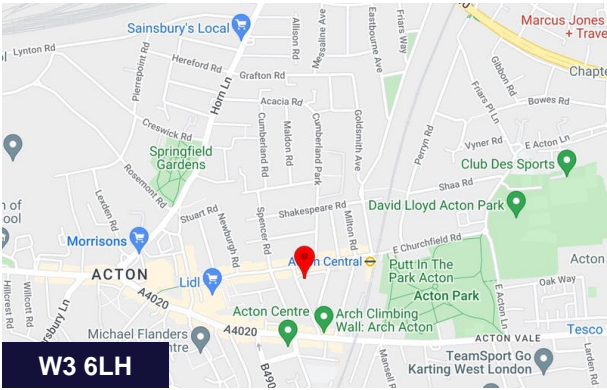
Available to the market for the first time in almost 100 years this excellent DEVELOPMENT SITE now benefits from detailed planning permission (ref: London Borough of Ealing 201333FUL) for the reinstatement of 3 large luxury apartments with further additions to the upper floors, the opportunity to capitalize in the unusually generous basement areas and a further consent for the construction of a charming self-contained two-storey private house to the side.

Location

Situated in ‘poet’s corner’, one of Acton’s most desirable areas, the property extends to around 3,000sqft over four floors, including a huge basement with ample head height. The immediate locale surrounding Churchfield Road is widely recognised as one of Acton’s most charming and well-served residential districts with some outstanding housing stock and a wealth of charming and individual local amenities, alongside the convenience of Acton Central Station being a short stroll away. Details of the planning permission can be found at:-

<https://pam.ealing.gov.uk/online-applications/applicationDetails.do?keyVal=Q83KU7JMJK000&activeTab=summary>

FOR SALE BY INFORMAL TENDER.



Viewing & Further Information



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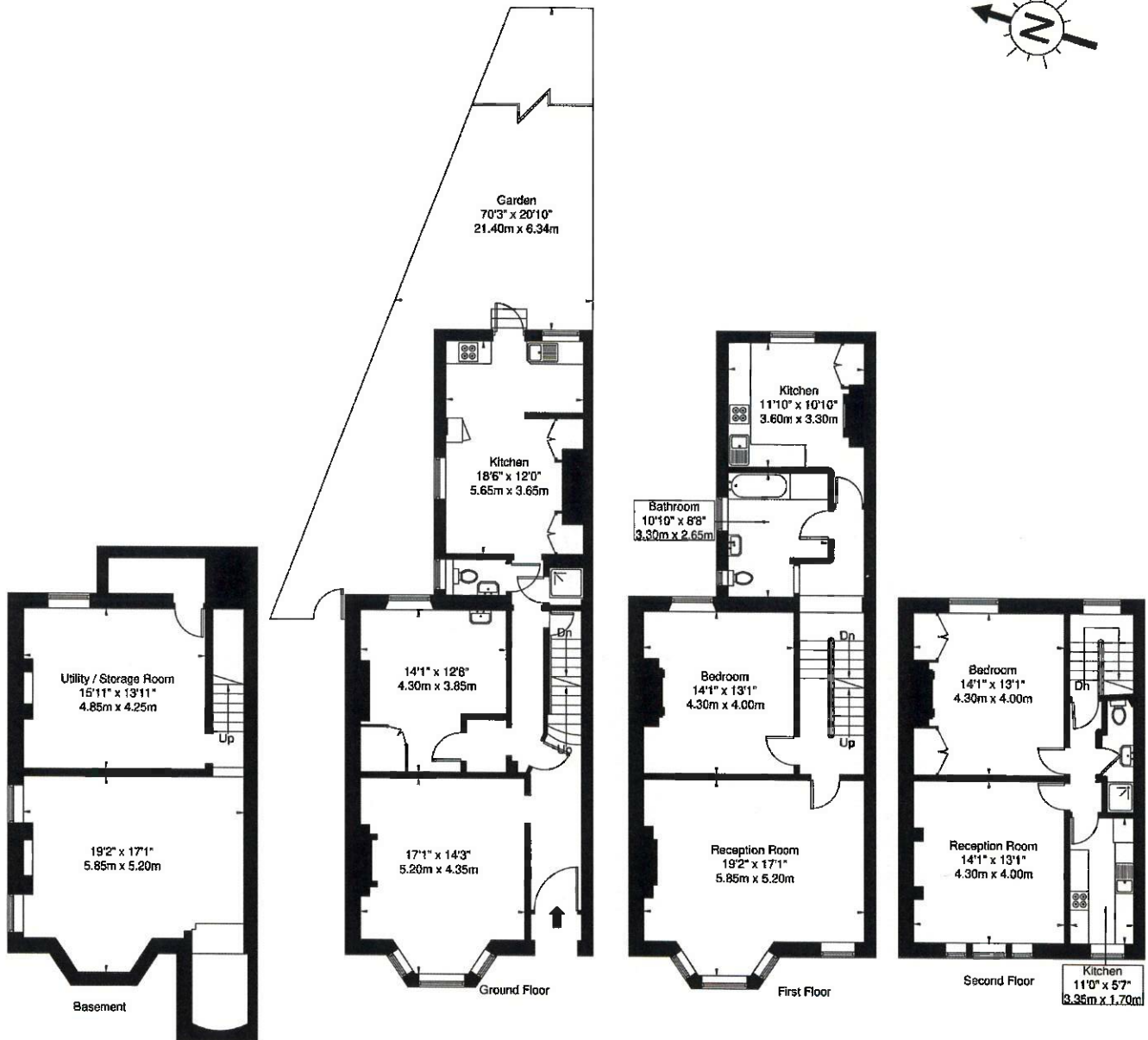
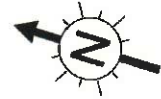
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Approx. Gross Internal Area = 275.6 sq m / 2966 sq ft



Ref

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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