



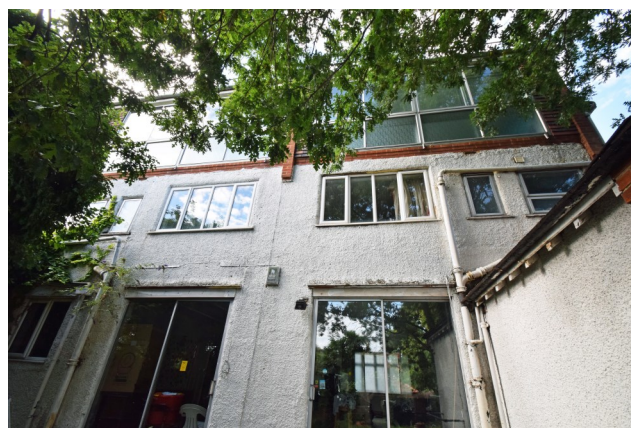
## **Gunnersbury Lane, Near Gunnersbury Park, London W3 8LJ** **Price: £1,799,000 Freehold**

**AN INVESTMENT OPPORTUNITY - On a large corner plot with access on 3 sides and potential for a large 8-bedroom detached family home or conversion into 6 flats (the previous planning permission lapsed mid-October 2022) and subject to usual regulations.**

With 3 reception rooms (1 double), 2 bathrooms, roof terrace, south-facing rear lawned garden of approx 69ft, off-street parking at the front and 2 detached garages at the rear.

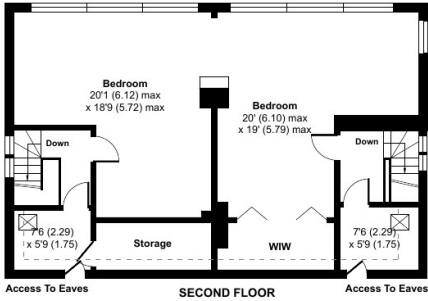
Total approx floor area 369 sq m / 3975 sq ft including the garages.

Situated near to **Acton Town** station with local shopping facilities and the open space of Gunnersbury Park. With access to **Ealing Broadway** station with Elizabeth Line connection & town centre and buses towards Westfields Shopping Centre. Local schools include Berrymede Junior, Ellen Wilkinson High, Twyford CofE High, St Vincent's Primary, Ark Acton Academy, Ada Lovelace CofE High and Berrymede Infant. Road connections for M4 and M40 motorways, A4, A40 and North Circular Road.

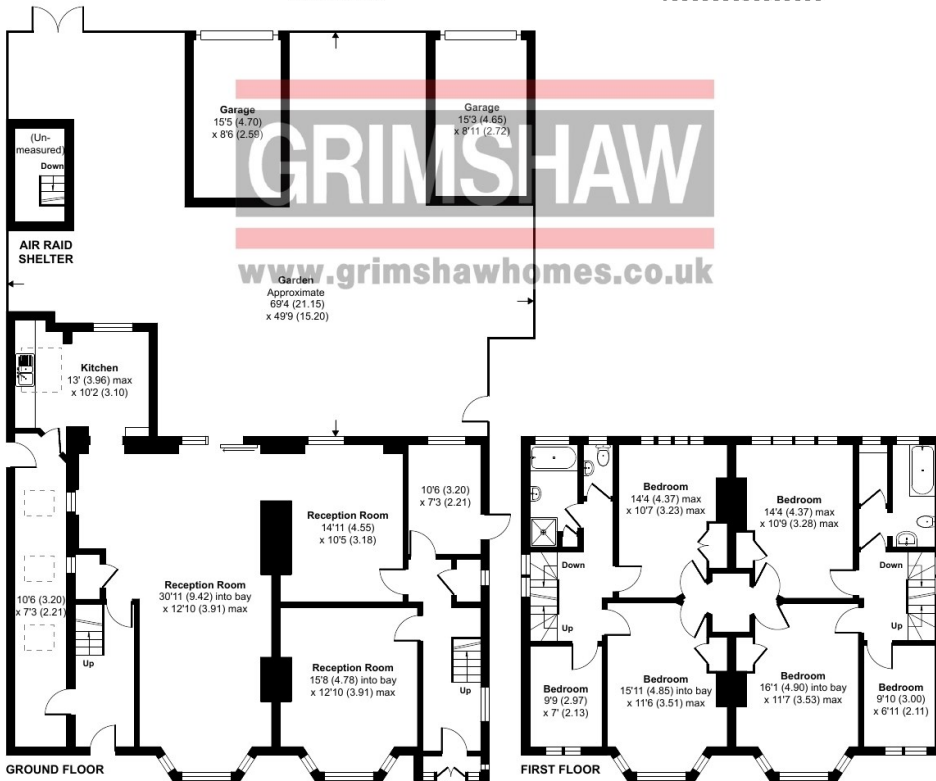


# Gunnersbury Lane, London, W3

Approximate Area = 3654 sq ft / 339 sq m (excludes air raid shelter)  
 Including Limited Use Area(s) = 54 sq ft / 5sq m  
 Garages = 267 sq ft / 25 sq m  
 Total = 3975 sq ft / 369 sq m  
 For identification only - Not to scale



Denotes restricted head height



**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Grimshaw & Co. REF: 1020431

EPC Rating = F  
 Council tax band = G (subject to confirmation)

**VIEWING BY APPOINTMENT - All negotiations should be conducted through Grimshaw & Company, who will be pleased to arrange appointments and provide further information.**

Any reference to the term "period" denotes period-style. Services, heating, appliances, any security and drainage systems have not been tested. Internal photographs are reproduced for general information only and it must not be inferred that any item shown therein is included with the property. Where double-glazing is mentioned, it must not be inferred that each and every door and window in the property is double-glazed. Trade Names: Where trade names are mentioned, you are advised to verify these with the vendor to your own satisfaction. All property measurements are approximate and have been taken with an electronic tape into bays and alcoves as appropriate. These particulars do not form part of any offer or contract nor can their accuracy be relied upon by purchasers, who should satisfy themselves by inspection or otherwise. Neither Grimshaw & Company nor any person in their employment has any authority to make or give any warranty whatever in relation to any property. No responsibility can be accepted for any loss of expenses incurred in viewing in relation to any property.

16.02.2024 Ref: 9750

Grimshaw and Co, 5 Station Parade, Ealing Common, London W5 3LD

