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Churchill&Mathesons

Western Avenue, Acton, London, W3 7TY

Asking Price £1,485,000 Freehold



KEY FEATURES:

- GRANDE MANSION CORNER SITE AREA: 4,420 SQFT
- 5 BEDROOMS
- 7 RECEPTIONS
- 2 KITCHENS
- 1 STUDY
- 1 BATHROOMS
- 1 SHOWER ROOM
- 5 TOILETS
- PLANNING PERMISSION TO CONVERT INTO 4 FLATS
- OFF STREET PARKING

13 ROOM PROPERTY WITH APPROVED PLANNING FOR 4 FLATS.

Situated on corner Western Avenue and St Andrews Road, Acton, W3. This remarkable semi-detached property offers a unique opportunity for discerning buyers. Previously a popular GP surgery spanning an impressive site area of 4,420,00 sqft (410.62 sq.m.), with a gross internal floor area of approx. 2,695 sqft (250 sq.m.). This property boasts an abundance of space, featuring 7 reception rooms an office and large loft that provide ample room for creative redevelopment. It boasts 5 generously sized bedrooms, ensuring comfort and privacy for all family members or guests, 1 bathroom and 1 shower room both with toilets, 3 separate WCs and 2 kitchens. A front, back and side garden offers ample off-street parking that complete this property.

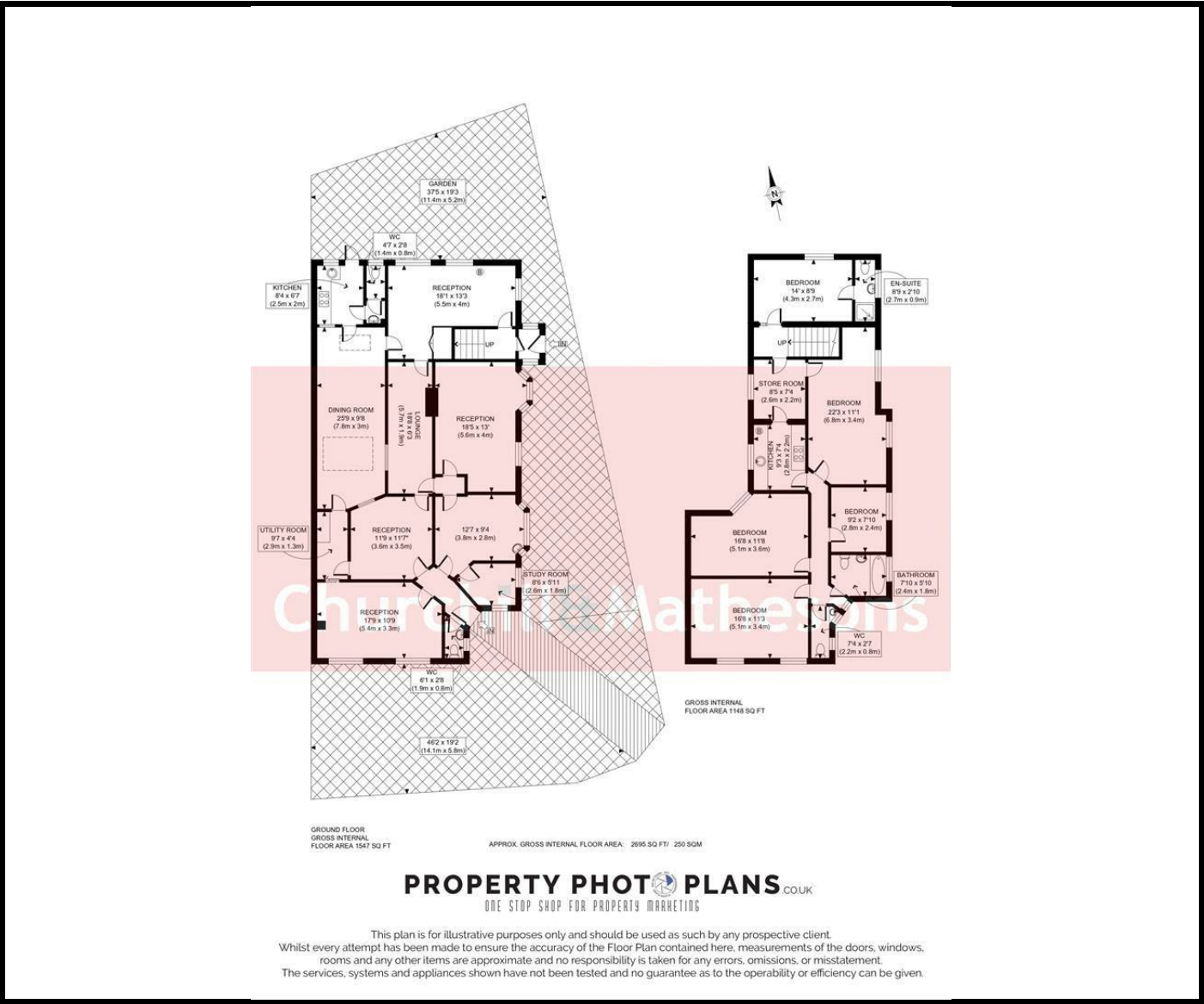
Potential for conversion of a large loft space in residential unit/s. Approved planning permission in place to convert into 4 self-contained flats.

Also has a strong potential for HMO conversion (Subject to Planning and Licensing)

This one-of-a-kind mansion not only presents a luxurious living experience but also serves as a promising development opportunity. Whether you envision creating a bespoke family home or exploring potential enhancements, the possibilities are endless within this distinguished property.

With its prime location in London, this house is perfectly positioned to enjoy the vibrant culture, excellent transport links, within walking distance to East Acton Station (Central Line), Acton Main Line (Elisabeth) and access onto the A40 plus Westfield London, and the upcoming Old Oak Common HS2 hub. This is a rare chance to acquire a truly exceptional home that combines grandeur with potential. Do not miss the opportunity to make this magnificent mansion your own, book an appointment today.





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		
	68	78
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

**CHURCHILL & MATHESONS ESTATE AGENTS** have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/- 6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.