

Shaw  
& Co  
ESTATE  
AGENTS



PRICE GUIDE

**£900,000**

**Acton Lane**

London, W4 5DG

Shaw  
& Co



## PROPERTY SUMMARY

Freehold Commercial property comprising of a ground floor commercial & 2 bedroom first floor flat with private entrance via Acton Lane. The commercial shops extends over 1200 sqft which consists of a shop front, Office, 2 workshop, W/C, Brick build building in the rear garden for additional space and private front & rear entrance.

On the first floor, there is a well presented 2 bedroom flat, with 2 spacious double bedrooms, a large open plan living room/kitchen and Bathroom.

The property offers scope for redevelopment as there is potential extend in to the loft. Further opportunities to add an additional flat at the rear of the ground floor as next door has recently had planning granted to do so.

Located in a residential area, within close proximity to Chiswick High Road, with a great selection of restaurants, cafes and amenities. Ideal for commuters as the property is within walking distance to Chiswick Park & Turnham Green Underground Stations. scl-land

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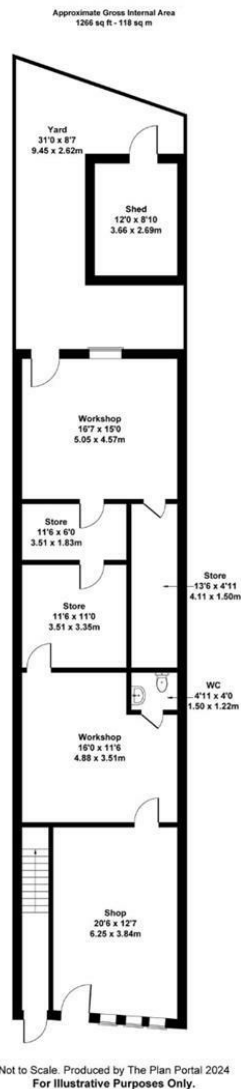


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## LOCAL AUTHORITY

## TENURE

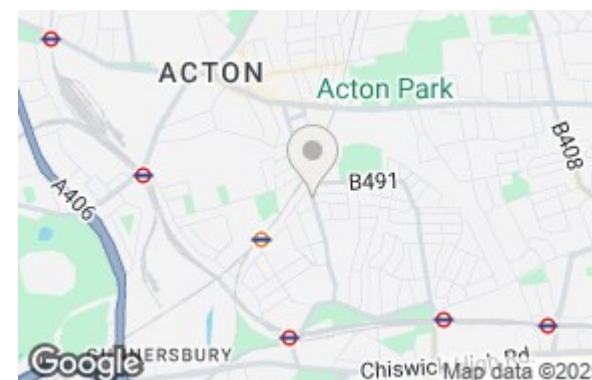
Freehold

## COUNCIL TAX BAND

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

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## OFFICE ADDRESS

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## OFFICE DETAILS

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