



## 129 Western Avenue, London, W3 6RN

Investors Only please - Producing a rental income of £59,400 Per Annum is this large detached investment opportunity. Fully Licensed HMO in Central Acton with further potential to extend into the loft and create more rooms and income (Subject to the necessary planning permission)

There are great transport links to Acton Mainline (Crossrail) Acton Central and East Acton Town Underground Station (Central Line)

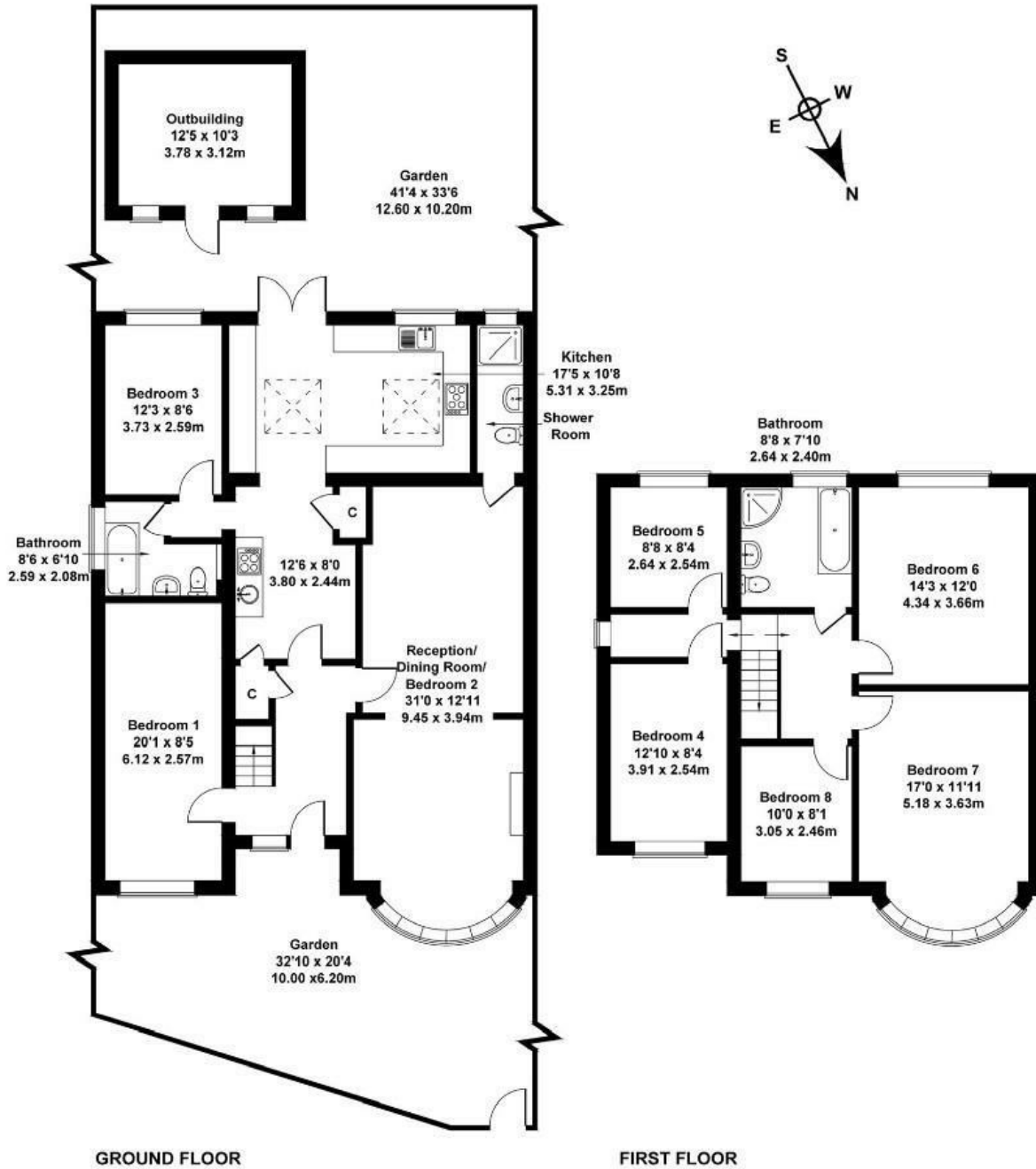
£750,000

- Fully Licensed HMO (House of multiple Occupation)
- Eight rooms in total
- Producing £59,400 Per annum
- Possibility to extend into the loft to create more rooms and income (Subject to planning)
- Large rear garden
- Close to transport links
- Close to Churchfield Road
- Investors only please - Property being sold with tenants in residence

# Western Avenue

Approximate Gross Internal Area

2051 Sq Ft - 191 Sq M



Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	