



70 Berrymead Gardens,
London, W3 8AB



FOR ILLUSTRATION PURPOSES ONLY

Freehold Conversion Opportunity

- Freehold Conversion Opportunity
 - Planning permission has been granted for the conversion of the existing HMO to 5 flats with extensions
 - Proposed GIA- 259m² / 2790sqft
 - Amenities closeby including Lidl, The Gym and Boots Pharmacy
 - Acton Central Station is an 11 minute walk away
 - Freehold
 - Vacant possession available upon completion
 - Offers in excess of £1,050,000 for the freehold interest
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Description

The existing property is currently configured as a licensed House of Multiple Occupancy (HMO) comprising 8 rooms and is situated in the London Borough of Ealing. Planning permission has been granted for conversion and extensions to the existing property to provide 5 flats following the demolition of the existing single storey rear and outbuilding.

Location

The existing house forms the end of the east terrace of Berrymead Gardens. The immediate neighborhood comprises predominantly residential dwellings and the area is very well served in terms of local nearby amenities which can be found a 4 minute walk away on the High Street. The local schools include Ark Priory Primary Academy (0.2 miles), Berrymede Junior School (0.4 miles) and Ark Acton Academy (0.6 miles).

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Proposed Schedule

Unit	Type	Beds	GIA (m2)	GIA (ft2)
1	Flat	1 Bed	40	434
2	Flat	2 Beds	62	670
3	Flat	1 Bed	42	447
4	Flat	1 Bed	54	581
5	Flat	2 Beds	61	658
Total GIA			259	2,790

Transport

The nearest tube station is Acton Central Rail station which is situated 0.5 miles away (11 minute walk) providing direct access to Willesden Junction. The site is also situated 1 mile away (20 minute walk) from Ealing Common Station which provides direct access to Green Park and Picadilly Circus.

Planning Permission

215324FUL – Planning Permission granted by Ealing Council for the conversion of the existing HMO to 5 flats.

Tenure

Freehold.

Financial Contributions

We have been advised that CIL will be charged at approximately £10,000.

Access

Available upon request.

Additional Information

Please contact a member of the team at Highfield Investments for the further information pack.

VAT

We have been advised that VAT is not applicable.

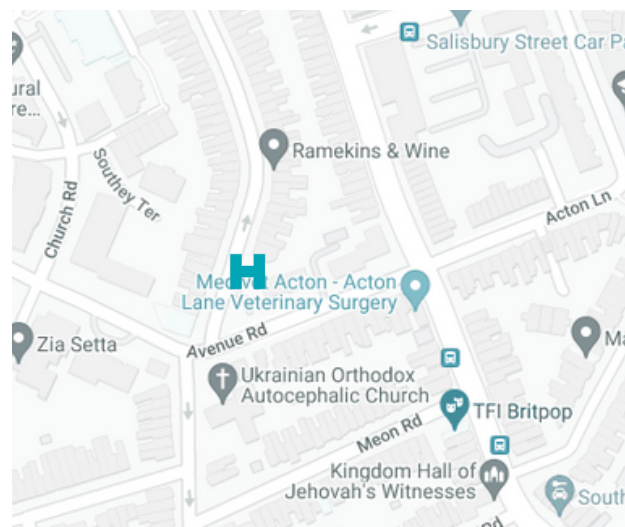
Terms

Highfield are inviting offers in excess of £1,050,000 for the freehold interest.

Site Plan



Site Location



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Please note the information provided by Highfield Investments London Limited, trading as Highfield Investments has been given in good faith, however all parties must undertake their own due diligence to satisfy themselves in regards to accuracy.

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