



Azalea Court, Azalea Close, Hanwell, London, W7 3QA



Freehold Airspace Development Opportunity

- Freehold Airspace Development Opportunity
 - The property benefits from prior approval for the construction of an additional storey to accommodate 9 self contained residential units
 - Amenities close by including Sainsbury's Local, Clocktower Cafe and Gold Gym
 - Proposed GIA- 461.5sqm/4,967sqft
 - Hanwell Station is an 11-minute walk away
 - Direct access to London Liverpool St in 30 minutes
 - Within close proximity to Alwyne Road Park
 - Freehold
 - Offers in excess of £650,000 for the freehold interest
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Description

The existing property currently comprises a cluster of apartment blocks within Azalea Close and is located within the London Borough of Ealing. The site benefits from Prior Approval for the construction of an additional storey extension to accommodate 9 self contained residential units.

Location

The property sits on Azalea Close, which runs just off Uxbridge Road. The property is neighboured by predominantly residential properties but is also very well served in terms of local nearby amenities which can be found on Uxbridge Road.

The local schools include St Joseph's Catholic Primary School (0.4 miles), St Ann's School (0.5 miles) and St Mark's Primary School (0.5 miles).

+44 (0)1992 660204

Proposed Schedule

Unit	Type	Beds	GIA (m2)	GIA (Sqft)
1	Flat	1	50.4	542
2	Flat	2	66.1	711
3	Flat	1	50.8	546
4	Flat	1	40.3	433
5	Flat	1	52.9	569
6	Flat	1	51.4	553
7	Flat	1	51.0	548
8	Flat	1	46.7	502
9	Flat	1	52.0	559
			461.5	4967

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External View



Location Plan



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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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Transport

The nearest station is Hanwell Station and is situated 0.5 miles away (12-minute walk) which provides direct access to Liverpool Street Station within 30 minutes on the Elizabeth Line.

Access

Available upon request.

Financial Contributions

We have been advised that the CIL Charge will be £32,173.82 and is to be paid by the purchaser.

Planning Permission

Reference Number: PP/11562559- Prior Approval has been granted by the London Borough of Ealing for the construction of an additional storey extension to accommodate 9 self contained residential units.

Further Information

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

Further Potential

There is further potential to obtain an extra floor subject to obtaining the necessary consent.

VAT

VAT is not applicable.

Tenure

Freehold.

Terms

Highfield are inviting offers in excess of £650,000 for the freehold interest.

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Rear External View

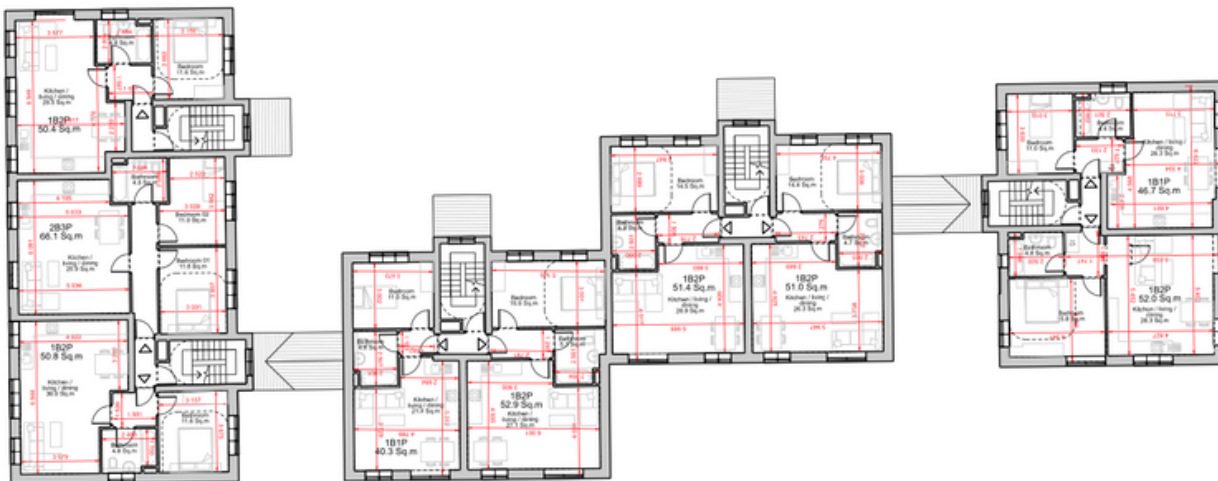


Area View



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Proposed Floor Plans



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