



# Old Oak Road, London, W3

Asking Price: £2,000,000

Benham  
& Reeves



# Old Oak Road, London, W3

 7 Bedroom (s)    4 Reception (s)    3 Bathroom (s)    1 W/C    Freehold

A unique opportunity to purchase this impressive 7 bedroom, 4 reception room, semi-detached home in W3 (on the borders of W12) with extensive potential to redevelop into your dream home. The property is built up of an impressive 3884 square foot (approx.) and benefits from off street parking, a spacious garden (2200 square foot) and a huge garage to the rear with a total space of over 1100 square foot which can park 8 medium size cars (approx.). The property has valid planning permission to extend into the basement and a recently expired rear extension to all floors has been re-applied for. Further extensions to loft area and side extension under permitted development are possible. The property is being offered with vacant possession and with no onward chain. Virgin media can provide 1 gigabyte (1000 megabytes) broadband to the property.

Old Oak Road is a continuation of Askew Road running north of Uxbridge Road and connecting to the A40. The property is at the Askew Road end where local shops and parks are close by, and the shopping and transports hubs of Hammersmith and Westfield are within easy reach. The 607 bus route east along Uxbridge Road provides the fastest access to the Shepherd's Bush Central Line tube and Acton Central overland station and East Acton tube (also Central Line) are within walking distance.





## Property Features:

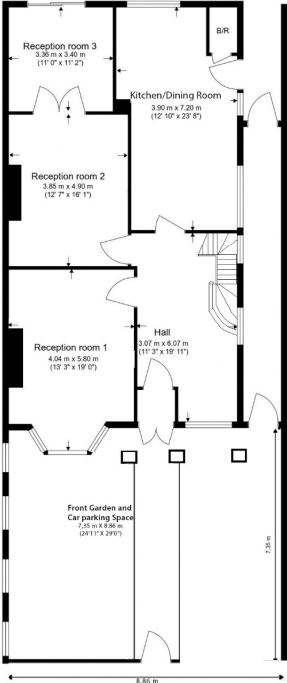
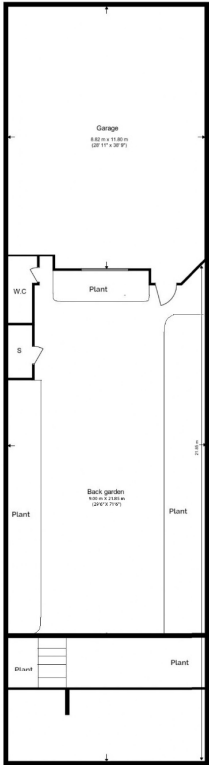
- Semi Detached
- Valid Planning Permission For Basement Extension
- Rear & Side Extension Possible STPP
- Further extension to loft area
- Circa. 3884 Square Feet
- Off Street Parking
- Spacious rear garden (2200 square foot)
- Incredibly Large Garages To The Rear (1100 Square Foot)



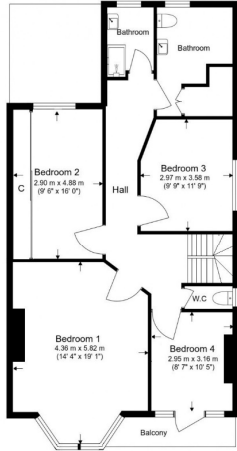


**Total Gross Internal Area**  
 Excluding Eaves/Including Loft & Basement  
 360.84 Sq/m - 3,884 Sq/ft

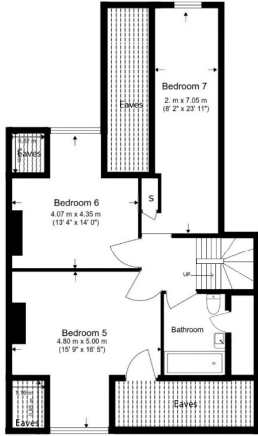
Garage  
 104.08 Sq/m - 1,119 Sq/ft



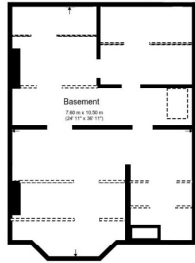
Ground floor



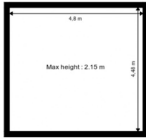
First floor



Second floor



Half height basement - for storage



Loft - Storage

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>81</b>
(69-80)	<b>C</b>	<b>69</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, Scotland & Wales		EU Directive 2002/91/EC	

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price: £2,000,000

Tenure: Freehold

## Viewings:

All viewings are by appointment only through our Ealing Office.

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