



9 ROSEMONT ROAD, ACTON, LONDON, W3 9LU

FORMER CONVENT OFFERED FREEHOLD WITH VACANT POSSESSION IN A HIGHLY DESIRABLE LOCATION



Opportunity

- Prominent two-storey detached former convent
- Situated in an affluent residential area close-by to a range of independent shops, supermarkets and restaurants in Acton
- Suitable for conversion or redevelopment to residential, subject to planning permission
- Extensive garden offering significant development potential, subject to planning permission
- Approximate gross internal floor area of 422 sq m (4,547 sq ft) on a site of 0.25 acre.
- Offered freehold with vacant possession





Location

The property is located on Rosemont Road in Acton within the London Borough of Ealing. It is situated close to its junction with Steyne Road and approximately 300 metres north west of Springfield Gardens.

The area is characterised by residential dwellings and tree lined streets and is well located close-by to the local amenities of Acton.

Transport connections are excellent with Acton Central (Overground), Acton Mainline (TFL Rail), West Acton (Central Line) and Ealing Common (District and Piccadilly Lines) all within a 1 mile radius. Road links are also good with the property being close to the A40 for access to the M40 and Central London and the A406 for access to the M4.



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Description

The property comprises a prominent two-storey detached convent, originally constructed as a residential dwelling, with a single storey annexe, formerly used as the garage, and extensive lawned garden to right-hand side of the property as viewed from Rosemont Road.

The property has been extended and converted over the years at ground floor level to provide additional living, annexe and conservatory accommodation. Internally, the accommodation consists of two attractive reception rooms with period features and bay windows to the front of the ground floor, one of which is currently used as a living room and the other as a chapel.

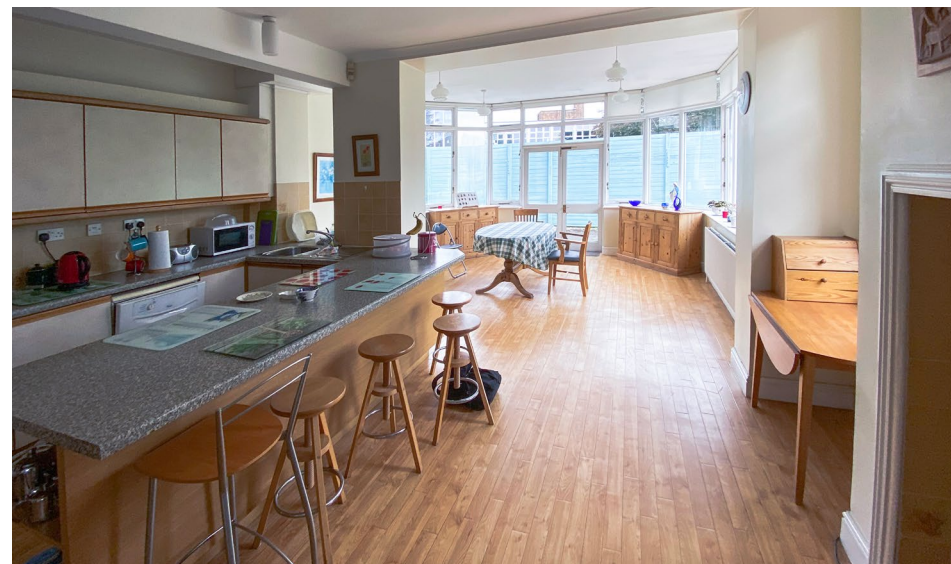
To the rear of the ground floor is a well-equipped open plan kitchen which leads onto a dining area within the conservatory. Leading off the kitchen is a small utility room which provides access to the garden to the side of the convent. Adjoining the kitchen is a single bedroom with en-suite bathroom facilities. Situated directly off the main entrance hall is a small cloakroom and WC leading onto a secondary exit providing access to the garden and boiler house to the side of the property.

At first floor level are four good sized bedrooms all of which are en-suite. Situated off the main landing is a separate bathroom and office including a kitchenette which originally would have been used as a bedroom.

There is a small basement accessible from the main hallway on the ground floor with exposed brick walls and flooring and is currently used as storage. There is a passenger lift serving all floors and the property also benefits from mains water, drainage, electricity, and gas.

To the right-hand side of the convent as viewed from Rosemont Road is a detached single storey building known as The Hermitage, which was formerly the garage for the convent, which has been converted for use as an office with a kitchenette and ancillary WC facilities.

Externally, there is a good-sized lawn to the side of the annexe fronting Rosemont Road which is suitable for redevelopment. There is also a boiler house to the western side of the convent which is unusual for houses on the road.



Accommodation

We have estimated the approximate gross internal areas to be as follows:

Accommodation	Floor Area GIA	
	sq m	sq ft
Main Building		
Ground Floor	182	1,959
First Floor	159	1,715
Basement	24	254
Main Building Total	365	3,928
The Hermitage	32	348
Plant Room	25	271
Total	422	4,547

The total site area is 0.10 hectare (0.25 acre).





Planning

The property is located in the London Borough of Ealing. The property is not listed and is not within a Conservation Area.

We are of the opinion that the established use of the property as a convent may be considered to be Sui Generis, i.e. without classification in the context of the Town and Country Planning (Use Classes) Order 1987, as amended. However, a case could be made for the established use to fall within Class C3 (Dwellings).

We consider that there is potential to redevelop the site to a larger scale for residential use, subject to planning permission. Prospective purchasers should make their own enquiries of the local authority.

Tenure

Freehold with vacant possession.

EPC

Available on request.

VAT

We are advised that the property is not elected for VAT.

Terms

We are inviting unconditional and conditional (subject to planning) offers for the freehold interest by way of an informal tender.

Guide Price

Offers in excess of £2,500,000.

Viewings

Viewings are strictly via appointment through sole agents, Gerald Eve. Please click on the link below for a video tour of the building

https://youtu.be/Pp7IJ_1nRBU

Contacts

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