

102 Park Road, Grove Park,  
London W4 3HL

GUIDE PRICE: £2,250,000\*



DETACHED PRIME SITE HOUSE  
WITH PLANNING PERMISSION

This detached house set in a prime residential location is currently arranged over two floors and offers three bedroom accommodation with separate detached garage, off street parking and large rear garden with the benefit of Planning Permission to demolish the existing house and erect a 5 bedroom family home of some 4,500 sq ft (418 sq m) over four stories with detached single storey studio in the rear garden. Park Road runs between Ellesmere Road (A4) and Burlington Lane with with an entrance to the extensive Chiswick House and Gardens on the east side, with the property opposite on the west side between Chesterfield Road and Staveley Road. The property is well situated close to the River Thames, Chiswick main line station (less than half a mile), the A4 in to and out of the City, local shops and Chiswick High Road. The property will be of interest to owner-occupiers and developers.

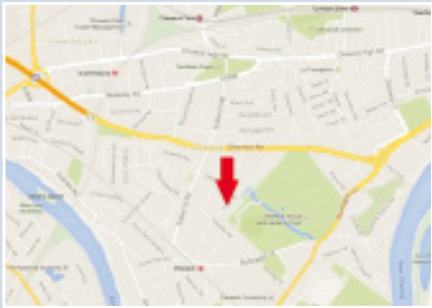
**PLANNING**  
Permission was granted by the London Borough of Hounslow on 18.09.2014 under application No. 01255/102/P7 (system Ref: P/2014/2585) for the Erection of a detached 5 bedroom house including basement, a single storey detached studio to the rear of the garden with associated parking and landscaping.

**PROPOSED ACCOMMODATION**  
Second Floor: Two bedrooms, Bathroom/WC  
First Floor: Master bedroom with dressing room and En-suite facilities, two further bedrooms each with en-suite facilities.  
Ground Floor: Entrance hall, Living room with dining area, Study/lounge, Kitchen/ breakfast room, Utility room, Cloakroom/WC  
Lower Ground Floor: Gymnasium, Store room, Plant/Services room.  
Outside: Front garden providing off-street parking, large rear garden with detached studio.

**TENURE**  
Freehold

**LOCAL AUTHORITY & TAX RATING**  
London Borough of Hounslow 020 8583 2000  
Current Council Tax Band: G

**VIEWING TIMES**  
By appointment through the Auctioneers



STARTING BID	NOTES	SOLD    UNSOLD    SOLD PRIOR    WITHDRAWN			
FINAL BID					