

Acton, London W3



# THE COMMUNITY RETAIL DESTINATION



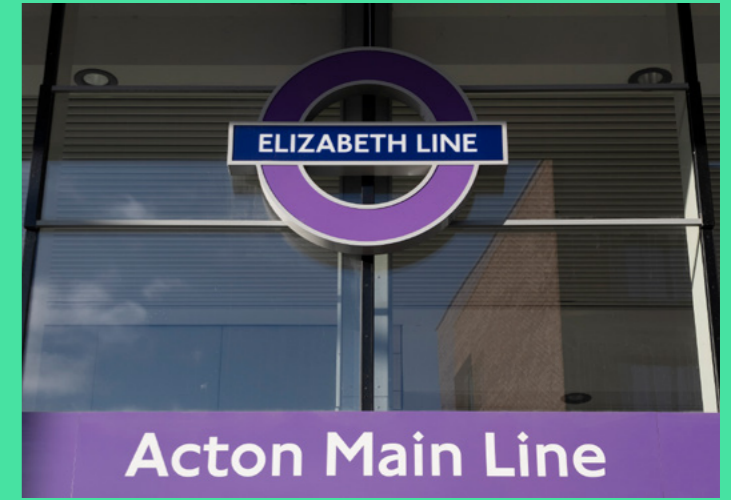
The average nominal house price in Acton, W3, has increased by 75% in the past 10 years, averaging at £1.04m. (Hamptons/Land Registry).



In addition to the extensive redevelopment that has taken place in the past decade (including Acton Gardens, The Sidings, Western Circus & One West Point), there are 3,734 new homes in the pipeline within 1km of Acton Main Line Station, with a further 25,500 homes planned at the nearby Old Oak Common.



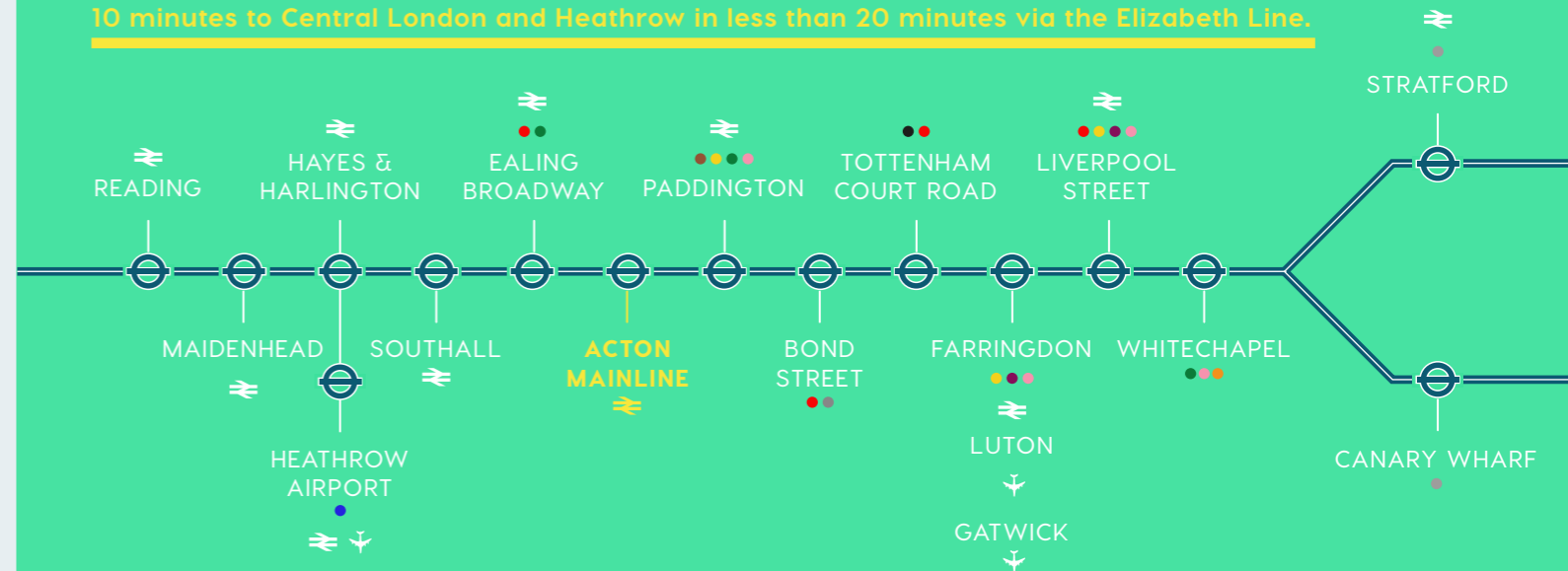
The Verdean, W3, was the fastest-selling London development in 2020 – 90% of the initial 160 apartments reserved within three days (Knight Frank).



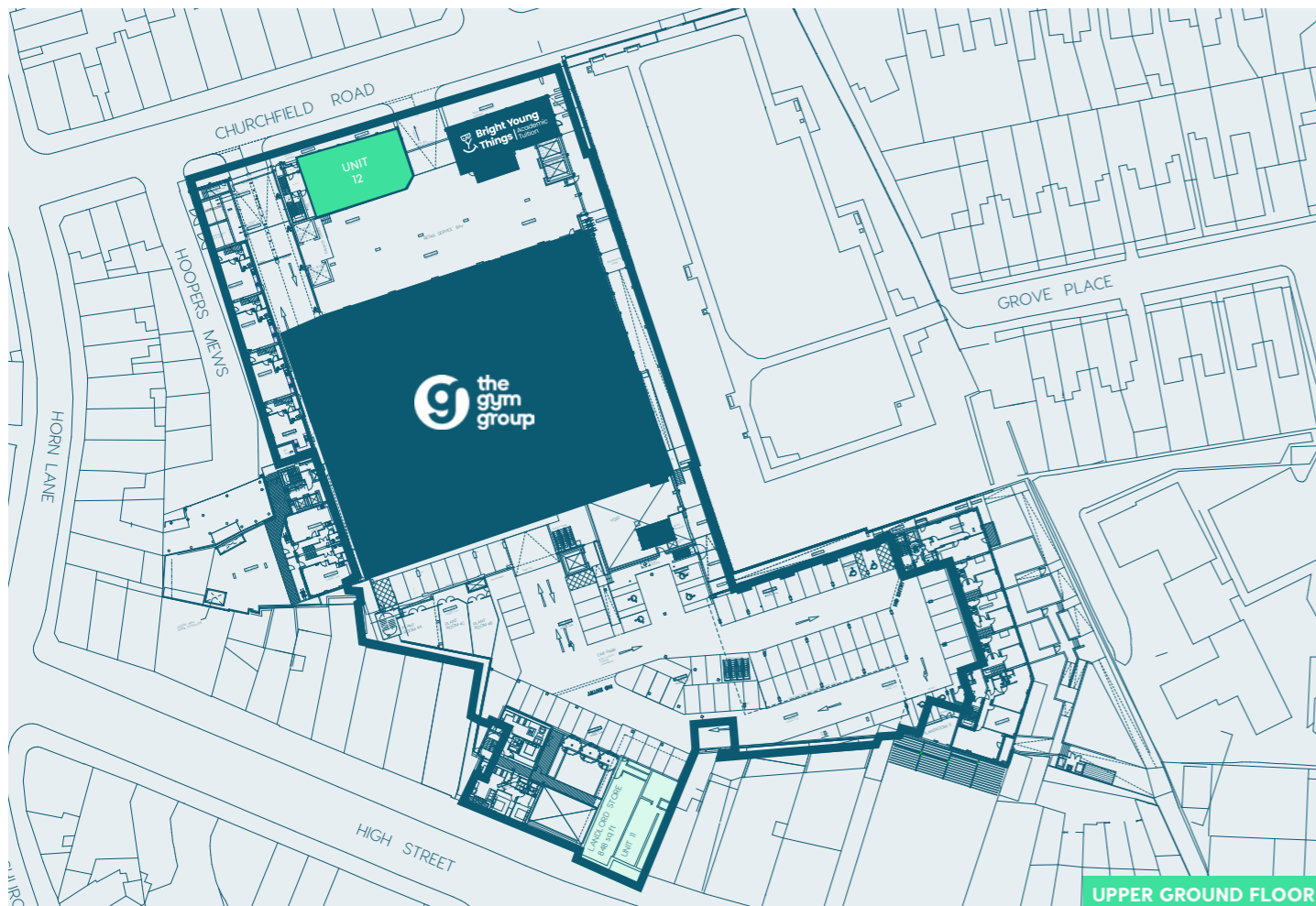
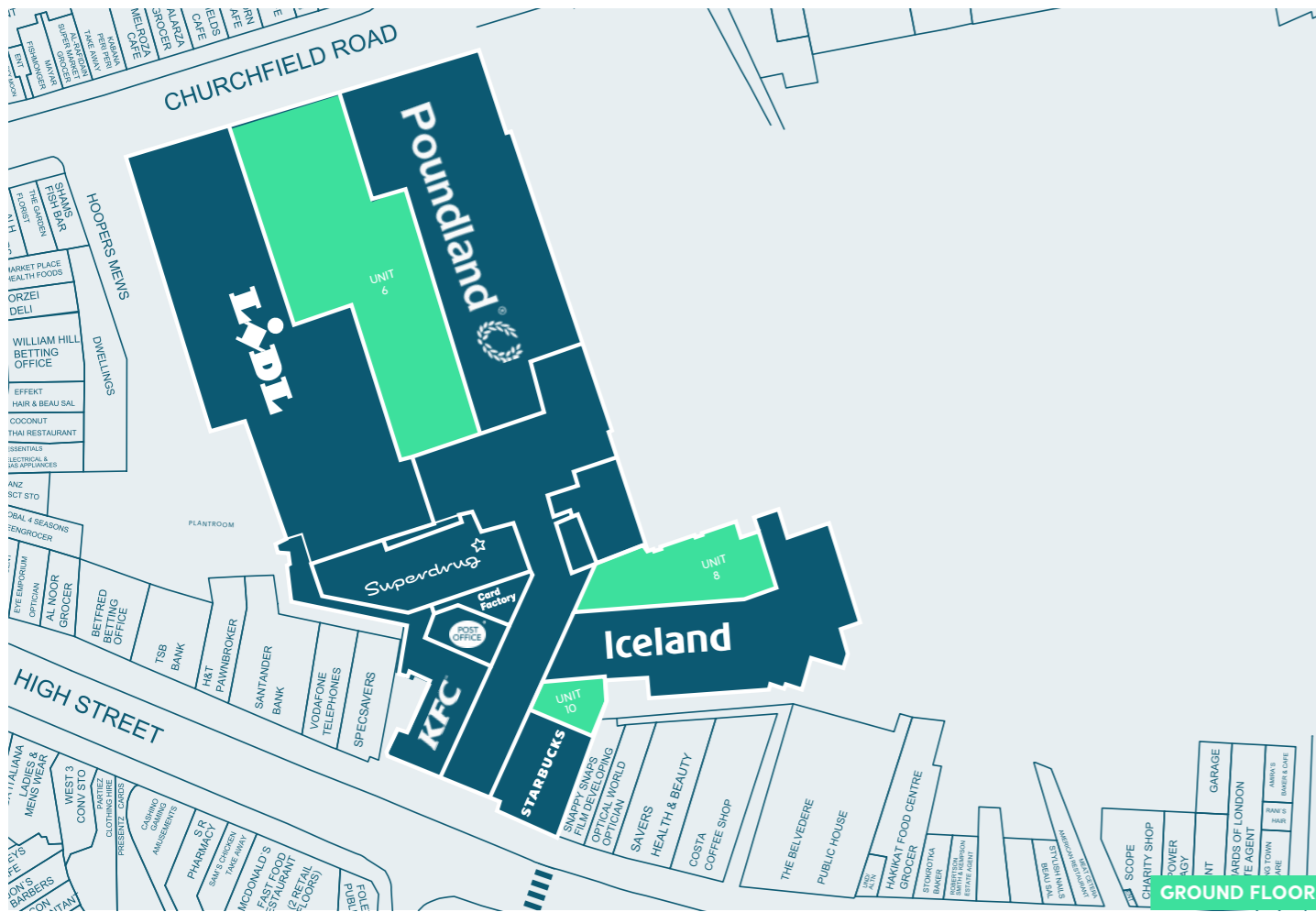
## ACTONS GROWTH

Located in the heart of Acton, a significant West London growth location, just south of the UK's largest regeneration project, Old Oak Common.

10 minutes to Central London and Heathrow in less than 20 minutes via the Elizabeth Line.







# THE HEART OF ACTON

The Oaks is a recently developed 70,000 sq ft community shopping centre in the heart of Acton, delivering high quality retail, leisure and residential accommodation in this rapidly growing and improving area of West London.

Lidl, Superdrug, The Gym Group, Card Factory, Poundland, Iceland and KFC are all currently located within the scheme, along with Post Office, Bank Hub and Starbucks who have recently opened. We have internal units available, in addition to two external units fronting onto Churchfield Road, which comprises a vibrant mix of independent food, coffee and retail operators.



174 residential units.



168 car parking spaces.



68,734 sq ft of retail space over lower ground, ground and first floors.



The Gym occupy 16,000 sq ft of first floor space.

## Internal

Unit 6	12,791 sq ft	1,188 sq m
Unit 8	3,868 sq ft	359.3 sq m
Unit 10	1,021 sq ft	94.8 sq m

15 Class E units anchored by Lidl, The Gym and Poundland.



## Churchfield Road

Unit 12	Ground	1,790 sq ft	166 sq m
	First	1,733 sq ft	161 sq m
Unit 13*	Ground	522 sq ft	48.5 sq m
	First	1,161 sq ft	108.4 sq m

\*Unit available subject to vacant possession



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