

Location:

The heart of Ealing Broadway shopping centre and a variety of shops, cafes, bars and restaurants with Ealing Broadway Station (Central, District, and Elizabeth Line less than half a mile away from property offering fantastic transport links to central London.

Key points:

- Prime Ealing Broadway Location
- Freehold Mixed use Investment
- 2,168 sq.ft / 201.5 sq.m
- Potential for Future Redevelopment & Income Re-Positioning

Do Better:

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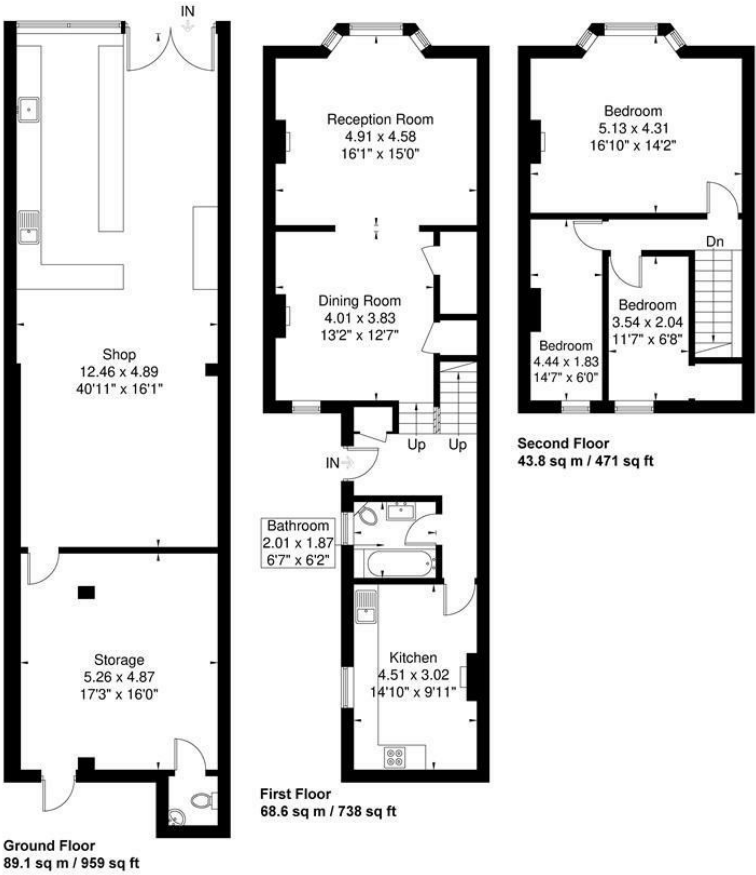


Offers Over £1,100,000

The Green, London W5 5DA

- 2 Reception Rooms
- 3 Bedrooms
- 2 Bathrooms

The Green  
Approximate Gross Internal Area = 201.5 sq m / 2168 sq ft



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
The floorplan is for illustrative purposes only and not to scale.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





The current owner says:

The property is in a fantastic location for the local shops, parks, schools and transport links that Ealing has to offer.

**\*INVESTMENT OPPORTUNITY\*** - A fantastic opportunity to acquire a freehold mixed use building in a prime Ealing Broadway location, located on The Green in the centre of Ealing.

This property is currently tenanted with the ground floor commercial unit currently occupied on a 15 year lease entered into on 12th August 2016, to Maanya London Limited t/a Amorina Gelato, with a rent review in August 2026. The large residential premises above is occupied on a single AST. The current gross income yield is 6.02%, but we understand this is below the market average and has potential for future re-gearing of the leases.

The building offers a floor area of 2,168 sq.ft and comprises of a commercial unit on the ground floor (959sqft) and a three bedroom, split-level flat over the first and second floors (1,209 sqft). We understand there may be future potential for redevelopment or conversion subject to the usual consents being obtained.

We understand the property is currently held on one freehold title and is not opted to tax. Please contact the sales team should you have any queries on 0208-992-3600.

The Green is perfectly located in the heart of Ealing Broadway, opposite Ealing Green, the elegant Pitshanger Gallery and Walpole Park. The heart of Ealing Broadway shopping centre and a variety of shops, cafes, bars and restaurants with Ealing Broadway Station (Central, District, and Elizabeth Line) less than half a mile away from property offering fantastic transport links to central London.

What's better:

**\*INVESTMENT OPPORTUNITY\*** - A fantastic opportunity to acquire a freehold Mixed-Use building, overlooking Ealing Green.

