



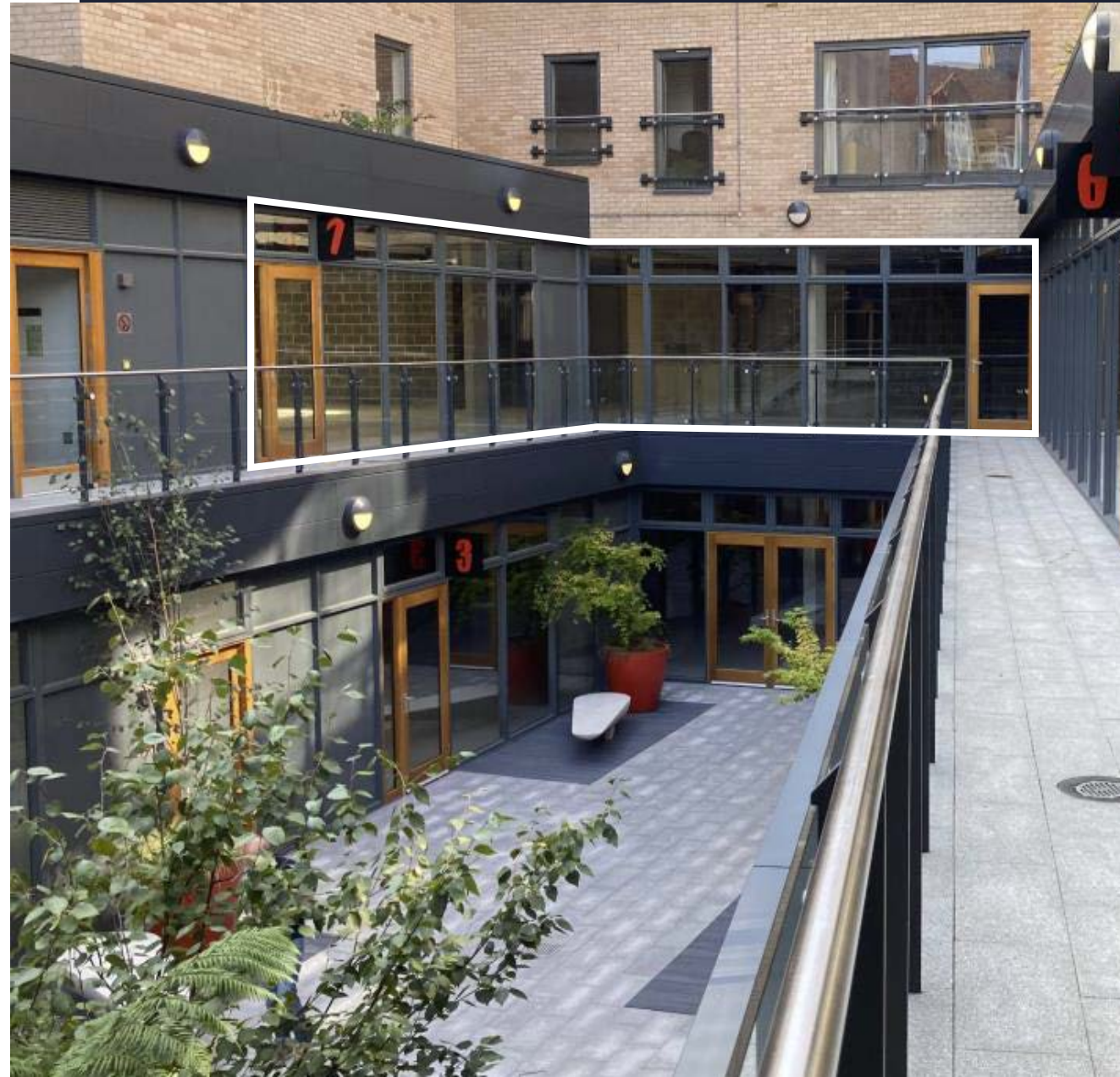
Barrel Yard, Unit 7, Vinery Way, Brackebury, London, W6 0LQ
Consented Residential Conversion Opportunity **Offered for Sale**

GLPG

Summary

Consented conversion of commercial Unit 7 into three apartments within Blackenbury Village, a prime residential location in West London

- ▶ Unit 7 is located on the ground floor, comprises **1 office unit** (Use Class E) and measures approx. **310.50 sqm / 3,342 sqft**
- ▶ The proposal is to **convert Unit 7 into 3 residential units**
- ▶ **The total proposed NIA** is 299.6 sqm / 3,225 sqft
- ▶ The Property is **0.4 miles** away from **Goldhawk Road Station**, **0.8 miles** from **Hammersmith Station** and **within close proximity to Westfield Shopping Centre**
- ▶ **Offers are invited for the long leasehold interest with vacant possession upon legal completion**





Description

The property is situated within the vibrant Brackebury Village in West London.

Unit 7 forms part of a collection of 8 commercial units arranged around a courtyard, accessible via Vinery Way, a private gated road linked to Brackebury Road. Vinery way has 55 residential units, now sold. The complex has a concierge area at the entrance of Barrel Yard.

Featuring an L-shaped layout, Unit 7 is constructed to a shell and core standard with generous floor to ceiling heights.

The unit has two main elevations, one overlooking the central courtyard shared with other units, and the other facing an external area shared with some of the residential units.

The consented planning is fully approved to convert Unit 7 into 3 apartments.

Offers are invited for the long leasehold interest by way of informal tender (unless sold prior), subject to contract.

Location

Brackenbury Village is a residential district of west London between Goldhawk Road, King Street, Hammersmith Grove and Ravenscourt Park.

Within walking distance, a number of restaurants and shops are accessible, including Goldhawk Road to the north and Kings Street to the south. Westfield Shopping Centre is an approx. 18-minute walk.

Ravenscourt Park is a 6 minute walk away and offers green spaces, tennis courts, and multiple children's play areas.

The property is an 8-minute walk from Goldhawk Road Underground Station with a 24-minute journey into King's Cross.

Key Distances

- **Co-op Food - 260 Goldhawk Road:** 0.2 Miles
- **Ravenscourt Park:** 0.3 Miles
- **Goldhawk Road Station:** 0.4 Miles
- **Godolphin and Latymer School:** 0.5 Miles
- **Shepherd's Bush Market:** 0.6 Miles
- **Westfield Shopping Centre:** 0.8 Miles
- **Hammersmith Station:** 0.8 miles
- **River Thames:** 0.9 miles
- **Charing Cross Hospital:** 1.3 Miles



Barrel Yard



Ravenscourt Park

Hammersmith Academy

Loftus Road Stadium

Westfield Shopping Centre

Shepherd's Bush Market

Goldhawk Road Station

Godolphin and Latymer School

Broadway Shopping Centre

Hammersmith Station

River Thames

Hammersmith Bridge

River Thames

Planning

Planning permission has been granted (Ref: 2023/01353/FUL - Hammersmith & Fulham Council) to convert the ground-floor commercial unit into 3 apartments.

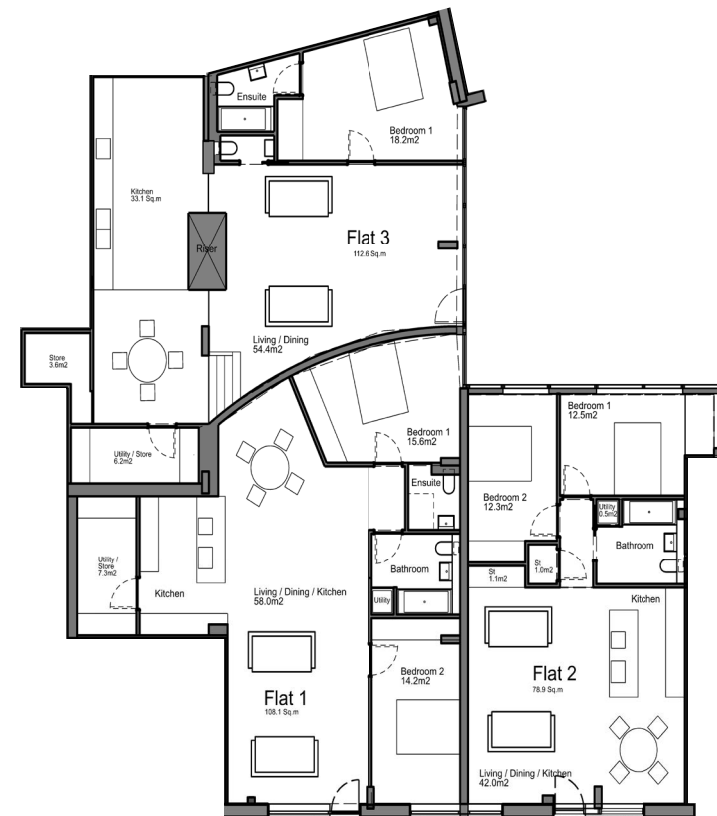
Planning Summary:

- ▶ 1 x 1-bedroom and 2 x 2-bedroom apartments
- ▶ Communal spaces around the property
- ▶ Replacement of existing door with new windows on north-facing elevation
- ▶ Replacement of existing door with new windows and door on east-facing elevation
- ▶ Modifications to existing planters

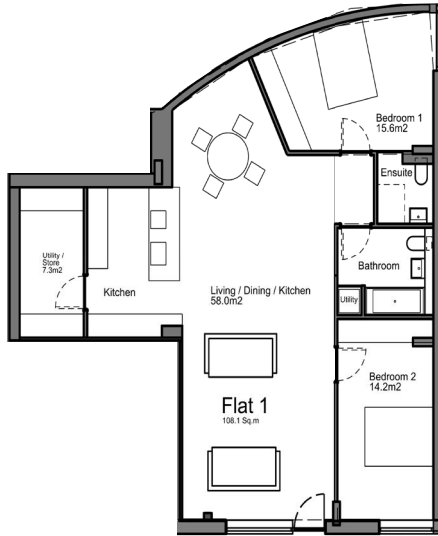
Proposed Accommodation Schedule

APARTMENT	BEDS	FLOOR	SQM	SQFT
1	2	Ground	108.1	1,164
2	2	Ground	78.9	849
3	1	Ground	112.6	1,212
TOTAL			299.6	3,225

Consented Drawings

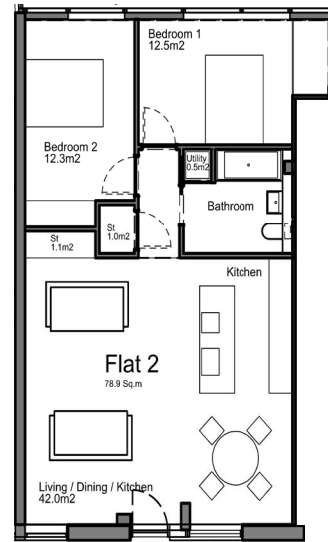


Proposed Scheme



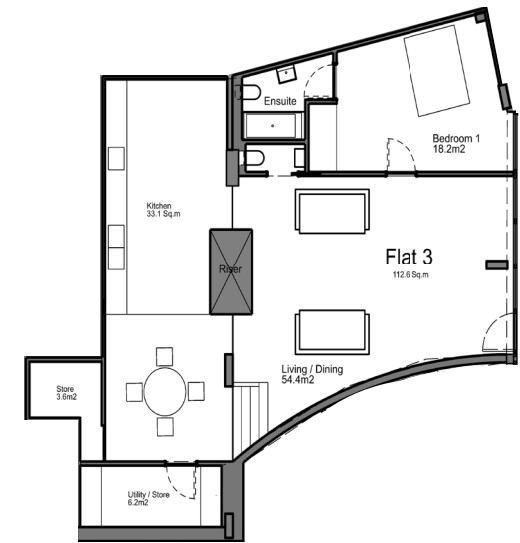
Apartment 1

- Two-bedroom apartment accommodating four individuals
- Approx. 108.1 sqm (1,164 sqft) in size
- Existing slab to slab is 3.3m
- One bathroom and one ensuite
- Spacious utility room equipped with washing machine, dryer, and additional storage space



Apartment 2

- Two-bedroom apartment accommodating four individuals
- Approx. 78.9 sqm (849 sqft) in size
- Existing slab to slab is 3.3m
- One bathroom, multiple spacious storage rooms, utility cupboard in the bathroom with washing machine and dryer



Apartment 3

- One-bedroom apartment accommodating two individuals
- Approx. 112.6 sqm (1,212 sqft) in size
- Large ensuite bedroom and a second guest WC
- Ample utility room featuring washing machine, dryer, and additional storage space
- Existing slab to slab is 3.3m

Pleased note that each apartment has exclusive direct entrances.

Method of Sale

Offers are invited for the leasehold interest (995 YEARS) by way of informal tender (unless sold prior), subject to contract.

VAT

The property is elected for VAT.

Further Information

Further information and associated documents can be found by visiting:

www.glpjg.co.uk/properties/barrel-yard/

Data Room Access Code: BARRELYARD (case sensitive)

Debt Advisory

GLPG's Debt Advisory Team, **GL Capital**, advises clients seeking real estate finance for developments or acquisitions. The Team can support you in obtaining efficient finance which recognises the qualitative factors when fostering borrower to lender partnerships.

For more information, please contact the GL Capital team on 0203 089 0695 or email finance@glpg.co.uk.

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