



Indicative Visualisation

## 22 - 24 THE AVENUE, EALING, LONDON W13 8PH

### Summary

- Vacant mixed-use building comprising 3 x bedroom apartment & 2 rear buildings
- Planning permission for conversion & extensions to create 3 x apartments (2 x 1 bed & 1 x 2 bed) & demolition of rear buildings to create 2 x mews houses
- Sought after location within walking distance of West Ealing train station (Elizabeth Line & National Rail)
- Offers invited in excess of £1,500,000 for the freehold interest, offers also considered for the mews house scheme and flatted scheme in isolation

### Description

The existing property comprises a split level 3 x bedroom residential apartment extending to approximately 1,442ft<sup>2</sup> located across the first, second and third floors above the retail unit at 22 The Avenue. Access to the apartment is taken via the entrance located to the side of the ground floor retail unit.

To the rear of 22 The Avenue is a 2-storey building which is accessed via the rear Mews off Gordon Road and a vacant garage and light industrial unit at the rear of 24 The Avenue.

For the avoidance of doubt, the ground floor commercial units do not form part of the sale and are sold off on 999 year leases.

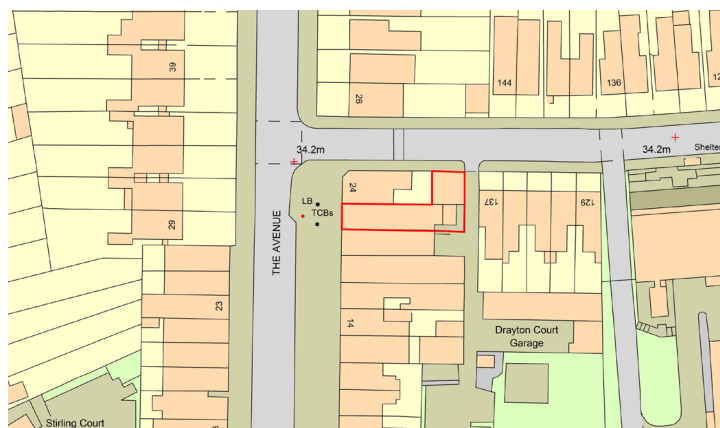
### Location

The property is located on The Avenue, West Ealing within the London Borough of Ealing.

The immediate area is primarily residential, with some commercial uses.

The nearest train station is West Ealing (0.1 miles) providing National Rail services and Elizabeth Line services into Tottenham Court Road in 18 minutes and London Liverpool Street in 24 minutes.

Heathrow Airport is located 19 minutes away on the Elizabeth Line from West Ealing train station, with regular services every 15 minutes.



Approved Accommodation Schedule

Unit	Floor	Description	NIA m <sup>2</sup>	NIA ft <sup>2</sup>
1	Ground & First	1 Bedroom Duplex	58.0	624
2	First	1 Bedroom Flat	38.1	410
3	Second & Third	2 Bedroom Duplex	65.3	703
4	Ground & First	3 Bedroom Mews House (RO 24 The Avenue)	98.8	1,063
5	Ground & First	2 Bedroom Mews House (RO 22 The Avenue)	85.0	915
<b>Total</b>			<b>345</b>	<b>3,715</b>

Planning

Planning permission was granted (reference: PP-11795284) on 30th August 2023 for the conversion and extensions of the existing apartment to create 3 x Apartments (2 x 1 bed & 1 x 2 bed) totalling 1,737ft<sup>2</sup> and the demolition of the existing rear outbuildings/light industrial workshops behind 22 & 24 to create 2 x Mews Houses (1 x 2 bed & 1 x 3 bed) totalling 1,978ft<sup>2</sup>.

Access to the 2 x Mews Houses and 1 x Duplex apartment is via Gordon Road with access to the other 2 x Apartments via The Avenue.

All of the units will be for private sale with a CIL liability of circa £17,169.09 payable. Please note that this is an indexed estimate as of 25th September 2023 and should not be relied upon, any prospective purchasers should undertake their own analysis.



Tenure

The property will be sold Freehold with vacant possession upon completion.

VAT

We understand the property is not elected for VAT.

Terms

Offers invited in excess of £1,500,000 for the freehold interest, offers also considered for the mews house scheme and flatted scheme in isolation.

Contact

To discuss any aspect of this property or the disposal process, please contact the sellers sole agent:

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