



FORMER ST JAMES'S CHURCH BUILDING, WEST EALING, LONDON, W13 9DJ

FORMER CHURCH BUILDING FOR SALE



OPPORTUNITY

- Attractive detached former Church building in a prominent position in West Ealing
- Situated in affluent residential area and in close proximity to a range of shops and restaurants
- Excellent public transport connections
- Existing F1 planning use
- Approximate GIA of 9,678 sq ft (900 sq m) on a plot of 0.39 acre (0.16 hectare)
- Suitable for a variety of uses subject to the necessary consents
- Freehold offered with vacant possession
- Offers in excess of £3,000,000 (£310 psf)



LOCATION

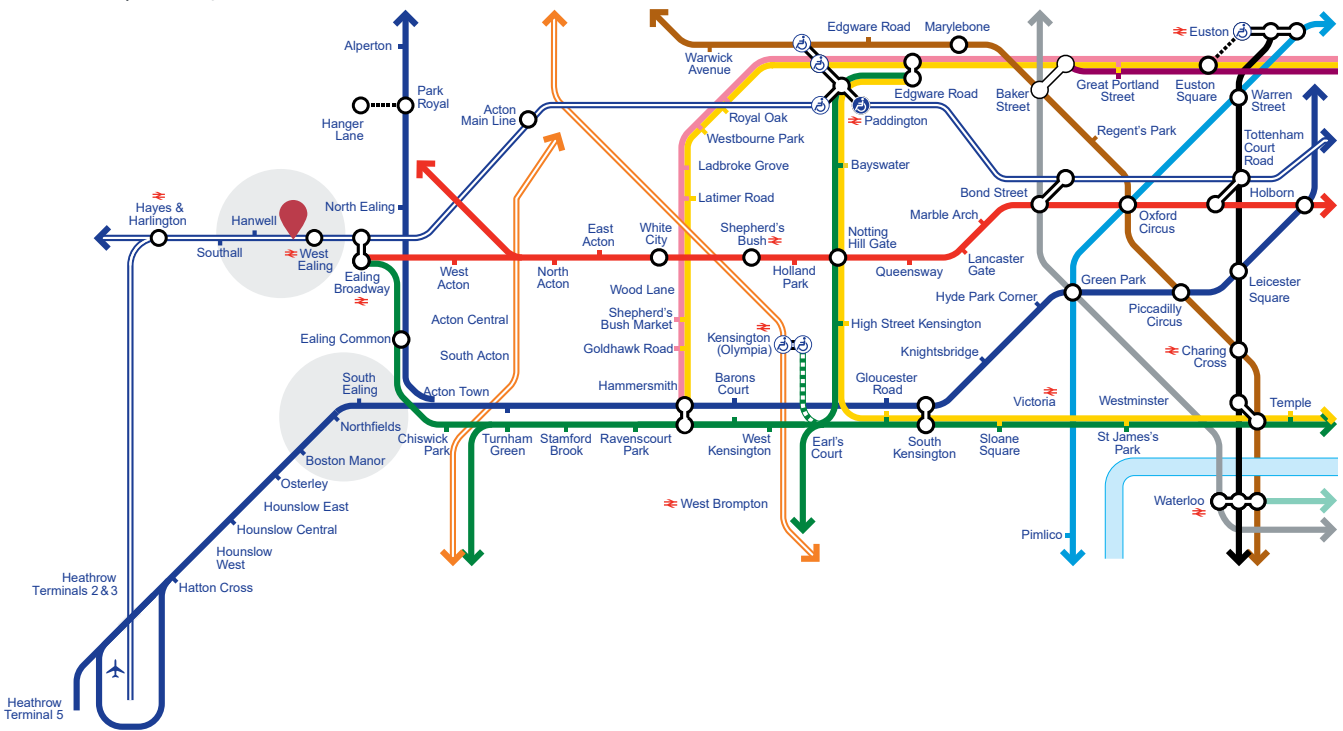
The property occupies a prominent position at the junctions of St James' Avenue, Leeland Terrace, Coldershaw Road and Canberra Road in West Ealing.

The surrounding area is generally characterised by attractive two storey residential buildings and is in close proximity to a range of amenities generally situated on Broadway to the north as well as a Sainsburys supermarket immediately opposite and is within walking distance of the independent shops and restaurants on Northfields Avenue.

Transport connections are excellent with both West Ealing and Hanwell stations in close proximity where regular trains towards central London and Heathrow are available. Northfields Underground is 1 mile to the south where Piccadilly Line services are available. Heathrow Airport is approximately 6 miles west where international flights are available. The property is well situated for road connections with the M40, M4 and M25 all within close proximity.

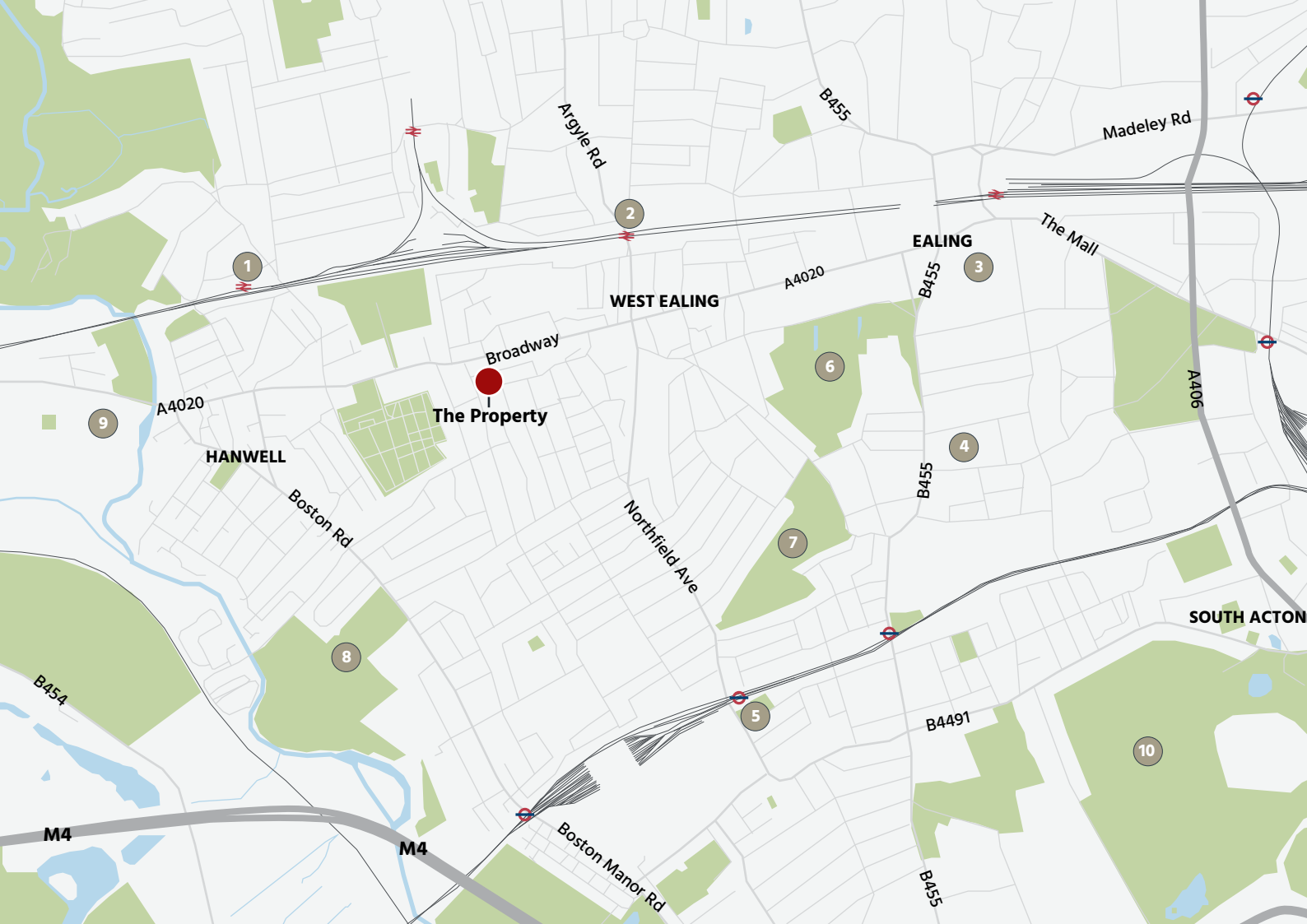
Crossrail and the Elizabeth lines serve Hanwell, West Ealing and Ealing Broadway.

Since the opening of the Elizabeth Line, Ealing's property market has been transformed. Increased accessibility to central London has fueled demand, resulting in price appreciation, particularly near Ealing Broadway and West Ealing stations. The residential rental market has also thrived, attracting professionals and families seeking a more affordable yet convenient lifestyle. Ealing continues to attract a range of developers and investors, which has led to a number of regeneration projects and an expanded housing stock.



Local destinations



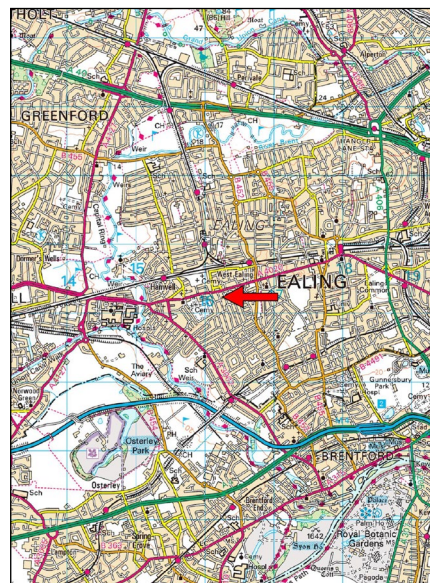


● ST JAMES'S CHURCH, WEST EALING

- 1 Hanwell Station
- 2 West Ealing Station
- 3 Ealing Broadway Shopping Centre
- 4 University of West London
- 5 Northfields Station
- 6 Walpole Park
- 7 Lammas Park
- 8 Elthorne Park
- 9 Ealing Hospital
- 10 Gunnersbury Park



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Former St James's Church, West Ealing, London, W13 9DJ

DESCRIPTION

The property comprises a prominent and attractive Victorian former church building in an excellent position in West Ealing.

The building is arranged predominantly over ground floor level with a small organ loft. The building is of solid brick construction with stone mullioned windows under a pitched slate roof. Internally the building benefits from attractive double height ceilings and a large open nave with the original parquet floor. The building benefits from excellent natural light.

To the south is an interconnected church hall which benefits from its own entrance and excellent natural light with parquet flooring and original period features throughout. To the rear is a kitchen and WCs.

Externally there is off-street parking for 6 cars and there is a garden to the north.

The property is currently occupied by a security guardian company which has installed some of its own services.

Please click [here](#) for a video tour of the building.

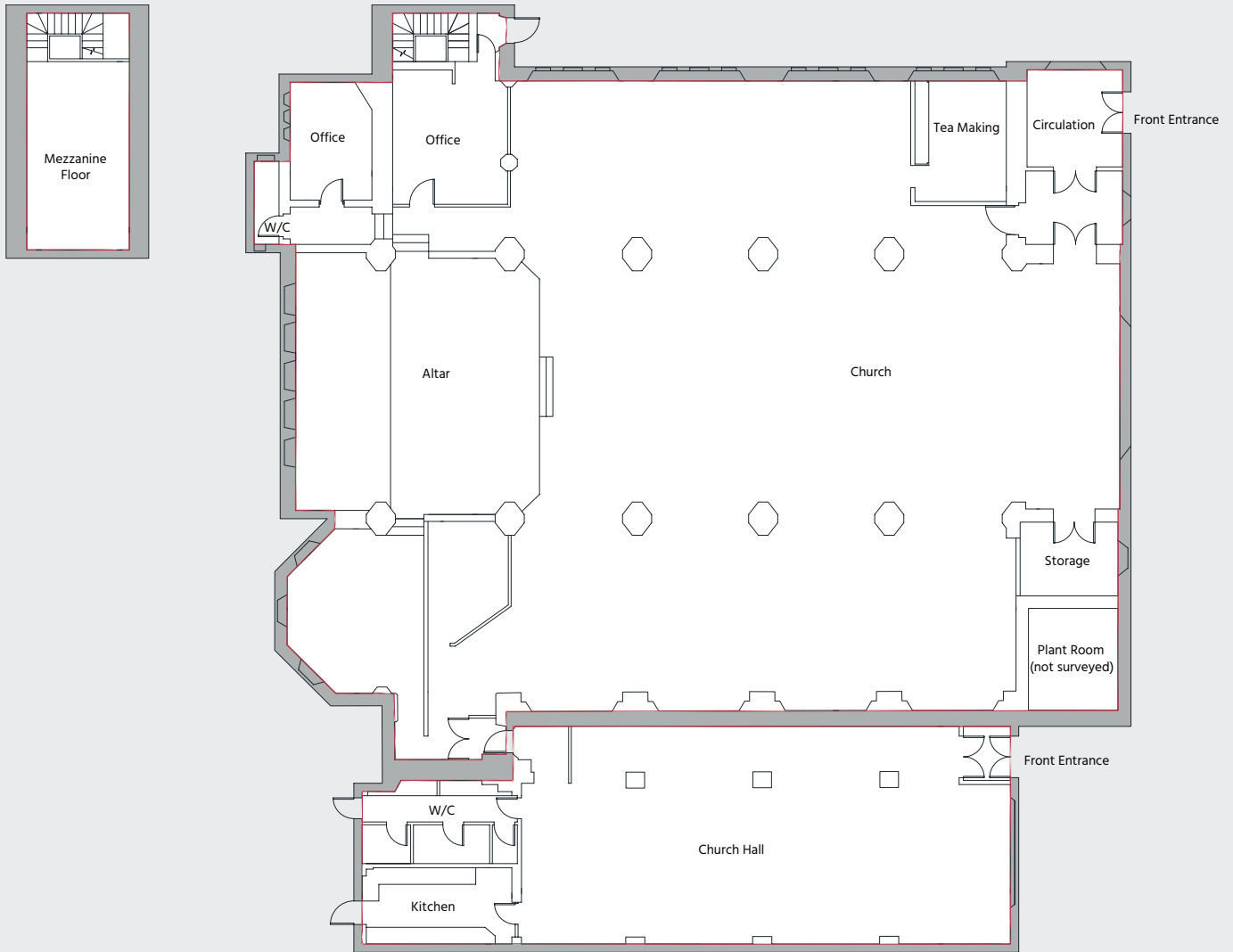
The property is not listed.

Accommodation	GIA (sq m)	GIA sq ft)	NIA (sq m)	NIA sq ft)
Main Church	695	7,480	610	6,568
Church Hall	173	1,857	143	1,540
Mezzanine	32	341	25	271
Total	900	9,678	778	8,379

Site area: 0.39 acre (0.16 hectare)

PLANNING

The property is located in The London Borough of Ealing. It is not located within a conservation area nor is it listed.



Indicative layout plans

VAT

The property is not elected for VAT

OFFERS

The vendor will consider offers whether or not subject to planning.

GUIDE PRICE

Offers in excess of £3,000,000 (£310 psf)

VENDOR

The property is marketed on behalf of the Diocese of London and the Church Commissioners for England (charity registration number 1140097). The Diocese will review and present offers, accompanied by a recommendation, to the Church Commissioners who will act as vendor.

SALE PROCESS

The property is offered for sale by private treaty. Any offer should specify the proposed use or uses, and the vendor will determine which, if any, offers are taken further. Any successful offeror will be asked to provide proof of funds along with the likely acceptability of their proposal by the Ealing Council's planning authority. The vendor will also take into account the suitability of the proposed use in light of the previous religious use. The sale will then be conditional on the outcome of the publication of a draft legal Scheme under the provisions of the Mission and Pastoral Measure 2011, including a statutory period of public consultation, agreement of the Church Commissioners standard covenants, and the prospective purchaser being granted planning (if appropriate) for its proposals.

MISSION AND PASTORAL MEASURE 2011

Any sale will be subject to and in accordance with The Church of England's Mission and Pastoral Measure 2011.



VIEWING AND FURTHER INFORMATION

Viewings are strictly via appointment with Sole Agents Gerald Eve.

Further information can be made available on request including:

- Floor plan (CAD and PDF)
- Condition survey

CONTACTS

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Particulars issued October 2023.