



## 34 CHEPSTOW VILLAS, LONDON, W11 2QZ

Unique opportunity to purchase a former convent and conference centre in the highly sought after Notting Hill, offered freehold with vacant possession



## Highlights

- Located in the highly sought-after location of Notting Hill, on the prestigious Chepstow Villas.
- Prime location close to Notting Hill Gate, Bayswater and Westbourne Park Underground stations.
- Offered freehold subject to vacant possession.
- Eight storey building with potential to extend upwards, subject to planning.
- There is a separate two storey former mews to the rear offering an excellent opportunity for redevelopment, for either inclusion with the main building or for separate sale.
- The property includes a religious conference centre, convent and accommodation for 38 residents. There is also a two-storey mews to the rear and a detached row of 5 garages and a car park.
- Gross Internal area of 18,150 sq ft (1,686 sq m), excluding the mews. The mews measures 2,096 sq ft (195 sq m).
- Site area of c. 0.29 acre (0.11 hectare).
- Potential for conversion or redevelopment to other uses including residential, hostel, hotel, co-living, student or mixed use, subject to planning permission.

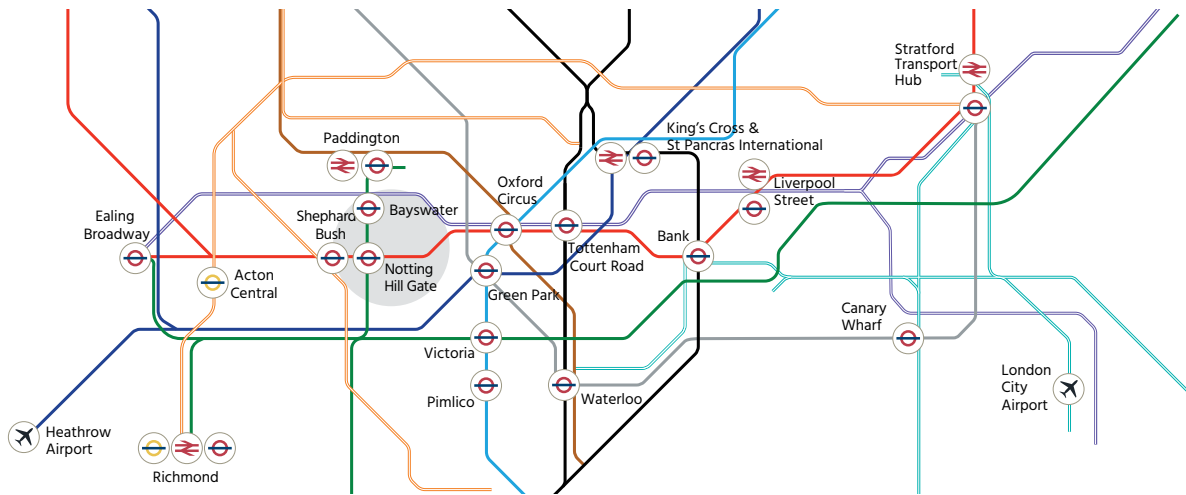


# LOCATION

The property is located in the affluent and highly sought-after area of Notting Hill in the Royal Borough of Kensington and Chelsea in West London. The area is characterised by period residential housing, shops and restaurants and provides some of the most desirable residential housing in London.

The property is situated in a predominantly residential area, characterised by large, period detached and semi-detached high value housing. To the west, the property adjoins a six storey residential mansion block, Thornbury Court. To the east the property is bound by a four storey, semi-detached period house. To the north is a modern three-storey mews development.

The area benefits from excellent transport links. The property is 0.3 mile from Notting Hill Gate London Underground station which provides Central Line and District and Circle Lines services, covering central London with the District Line providing trains to Ealing, Richmond, Wimbledon and Upminster. The property is approximately 1.2 miles from London Paddington station and London Victoria is accessible via the District and Circle Lines. Other Underground stations in the immediate vicinity include Bayswater, Queensway and Westbourne Park.



## Local destinations





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# THE PROPERTY

The property comprises an eight-storey convent, conference centre and guest accommodation. It accommodates 38 residents in its current configuration and can accommodate more through reconfiguration.

The property includes a two storey mews to the rear, offering significant potential for redevelopment and separate sale.

Pedestrian access to the main building is via Chepstow Villas. There is separate vehicular access to the rear garages and mews via secure gates at the end of Ledbury Mews West, a cobbled mews.

The ground, first and second floors are used as community conference facilities including; kitchens, a chapel, offices, a common room, dining room, a library and meeting rooms. The upper floors have been used as part convent and partly for guests of the Community.

The main building has brick elevations with decorative concrete blocks in part with double glazed uPVC, casement windows. A timber conservatory abuts the rear.

Internally, the property is generally domestic in character with plastered and painted walls and ceilings and carpeted floors.

The mews is of period construction with brick elevations and a slate roof and is used as storage on the ground floor and formerly as accommodation on the first floor.

Externally, there are gardens to the rear with a large tree and beyond the mews; five garages with five external parking spaces. The front has a metal fence and security gate, leading on a downward topography to the main entrance.

## Accommodation

A measured survey has been prepared by PRE Surveyors and can be made available on request. The GIAs are as follows:

Accommodation	Floor Area (sq m) (GIA)	Floor Area (sq ft) (GIA)
<b>Main Building</b>		
Ground Floor	288	3,104
First Floor	246	2,653
Second Floor	250	2,695
Third Floor	233	2,513
Fourth Floor	233	2,513
Fifth Floor	233	2,513
Sixth Floor	167	1,806
Seventh Floor (Plant)	32	353
<b>Sub-total</b>	<b>1,686</b>	<b>18,150</b>

The Mews was not included in the measured survey and our estimated measurements are as follows:

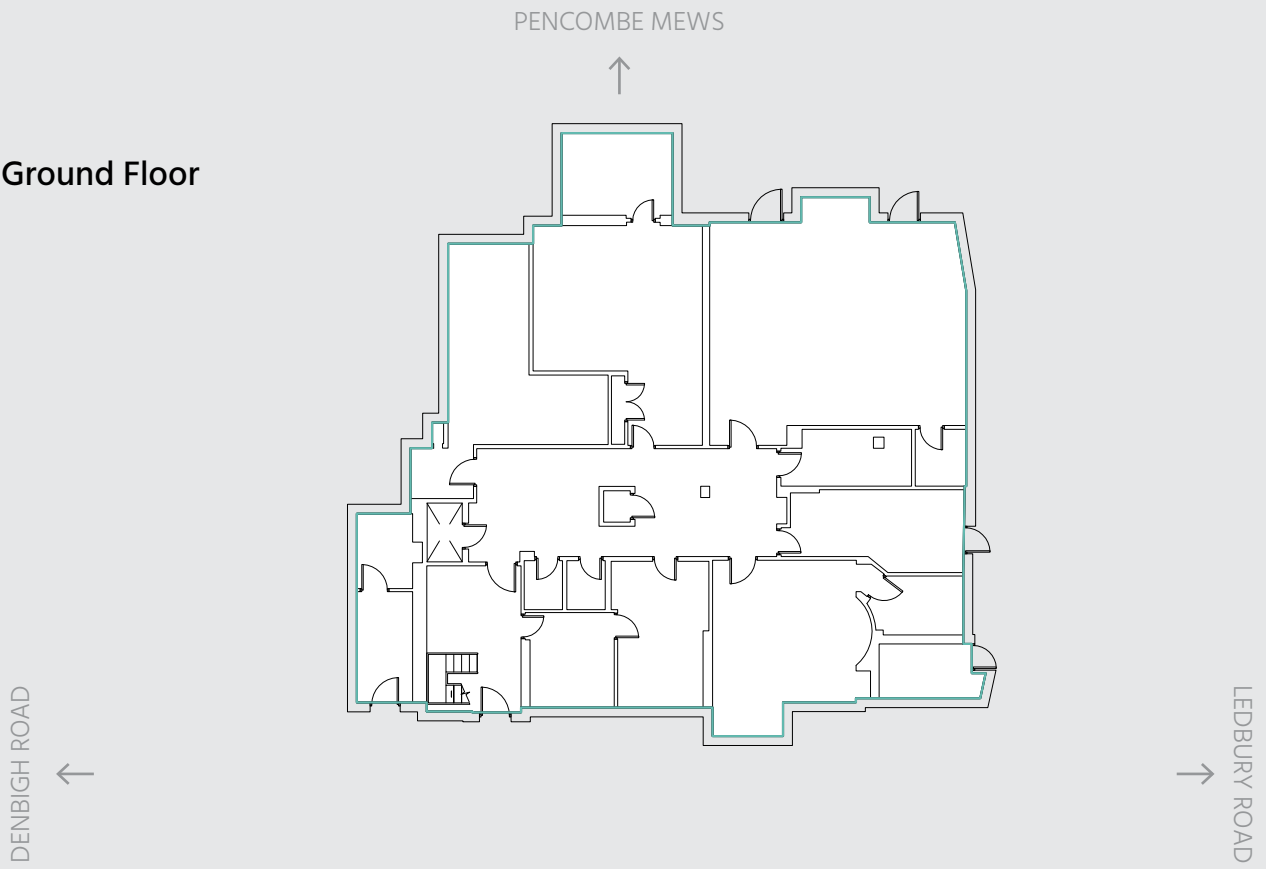
Accommodation	Floor Area (sq m) (GIA)	Floor Area (sq ft) (GIA)
<b>Mews</b>		
Ground	97	1,048
First	97	1,048
<b>Sub-total</b>	<b>194</b>	<b>2,096</b>
<b>Total</b>	<b>1,881</b>	<b>20,246</b>

We have scaled an Ordnance Survey plan and calculate the total site area to be 0.11 hectare (0.29 acre).

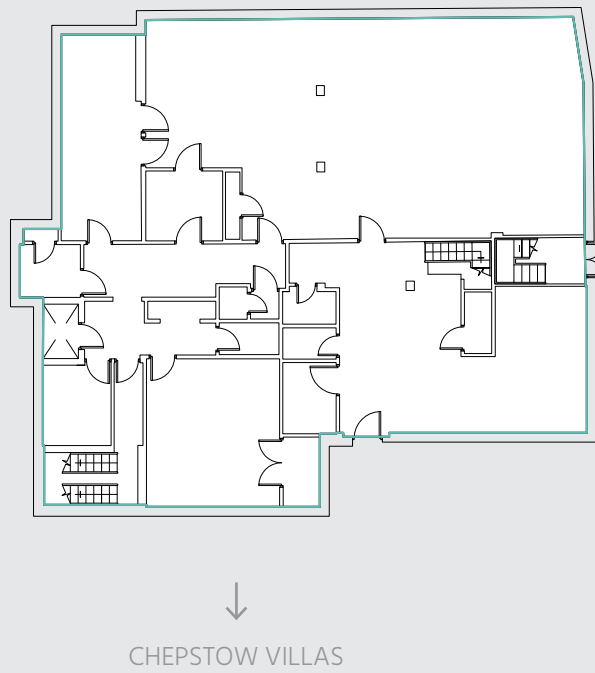


# FLOOR PLANS

## Ground Floor



## First Floor



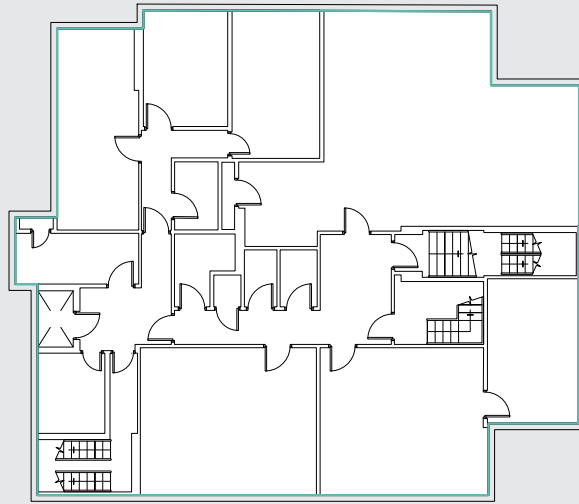
Indicative layout plans for the purposes of a measured survey.  
Provided without reliance or liability



PENCOMBE MEWS



## Second Floor



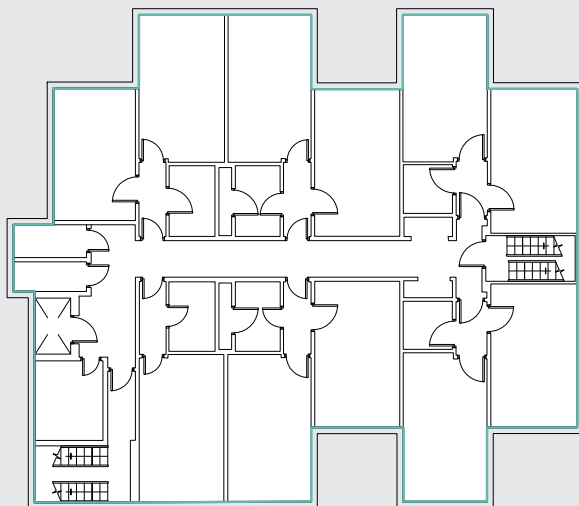
DENBIGH ROAD



LEDBURY ROAD



## Third Floor



CHEPSTOW VILLAS

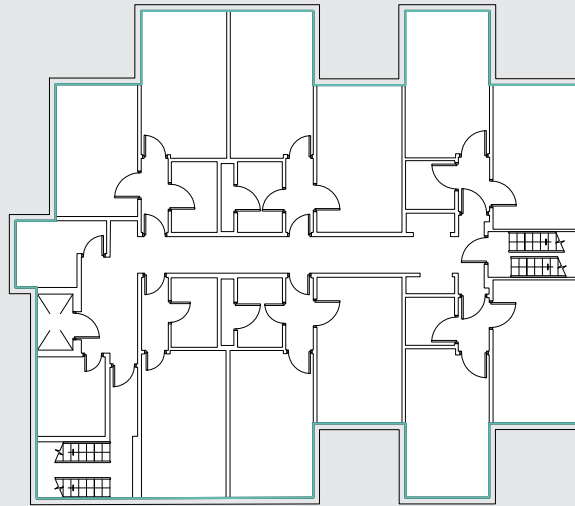
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# FLOOR PLANS

PENCOMBE MEWS



## Fourth Floor



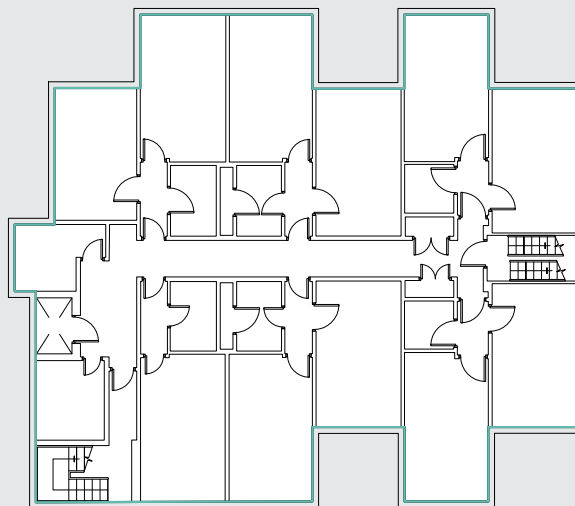
DENBIGH ROAD



LEDBURY ROAD



## Fifth Floor



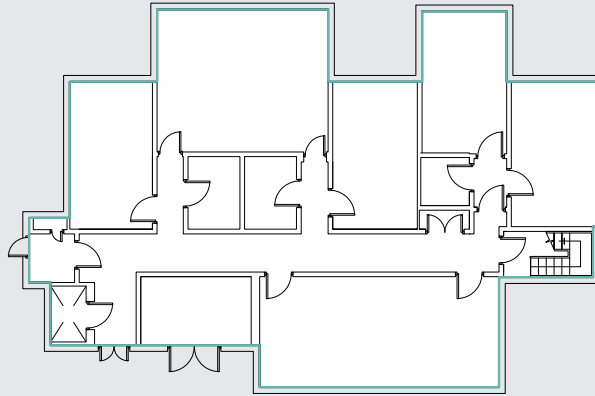
CHEPSTOW VILLAS

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PENCOMBE MEWS



## Sixth Floor



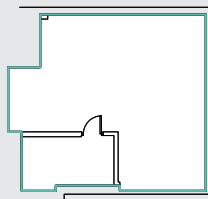
DENBIGH ROAD



LEDBURY ROAD



## Seventh Floor



CHEPSTOW VILLAS

Indicative layout plans for the purposes of a measured survey.  
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# PLANNING AND DEVELOPMENT POTENTIAL

The property is located within the boundary of the Royal Borough of Kensington and Chelsea and is allocated as being within the Pembridge Conservation Area.

The property is owned and occupied by the Congregation of Notre Dame De Sion, a UK registered Charity and Religious Order, and has been used principally as a residential convent with ancillary conferencing for the religious order and for guests of the Congregation. Our planners have advised that the property is likely to be considered as sui generis under the Town and Country Planning (Use Classes) Order 1987, as amended. Planning history is provided in the data room.

The Pembridge Conservation Area Appraisal (2017) identifies the property as a 'negative building' within the Conservation Area. 'Negative buildings' are described as 'those which are out of keeping with the character of the Conservation Area'. We consider this positive to redevelopment.

We consider the property would be suitable for a variety of alternative uses, including:

- Residential (conversion or new build)
- Hostel/HMO
- PBSA
- Co-living
- Hotel or apart hotel

Any alternative use to the existing will require planning permission.

We also consider that there is the potential to extend the main building upwards to create an additional storey of accommodation, in line with the neighbouring Thornbury Court.

There is significant potential for redevelopment of the two storey mews building, either in connection with the main building, or for separate redevelopment and sale. We consider the building would convert well for two residential mews houses, or flats.

Prospective purchasers should make their own enquiries of the local authority. The Royal Borough of Kensington and Chelsea's planning department can be contacted on 020 7361 3012 or [planning@rbkc.gov.uk](mailto:planning@rbkc.gov.uk)

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## Tenure

The property is offered freehold with vacant possession.

## VAT

The property is not elected for VAT.

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## EPC

EPC – E

## Offers

We are inviting offers on behalf of the Vendor for the freehold interest by way of informal tender. The Vendor has a preference for an unconditional sale, but all offers will be considered.

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## Council Tax

The property is assessed for Council Tax under Band H with a 2023/24 liability of £2,844.80.

Further details on the sale process can be made available on request.



# VIEWING AND FURTHER INFORMATION

The building is currently occupied and viewings are strictly to be arranged via prior appointment with sole agents, Gerald Eve. Strictly no parties are to attend the site without appointment.

A data room will be made available containing the following documents:

- Measured survey and floor plans
- Registered Titles and Title Plans
- Summary Report on Title
- Ordnance Survey Plan
- EPC
- Asbestos Survey
- Searches
- Photographs

# CONTACTS

For more information, please contact Tristan Ball or Ben Gilbey.

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