

282

**KING STREET** HAMMERSMITH W6 0SJ

**FREEHOLD FOR SALE WITH VACANT POSSESSION.**

EXISTING USE WITHIN CLASS E - SUITABLE FOR ALTERNATIVE USES, INCLUDING RESIDENTIAL. SUBJECT TO PLANNING.

# SUMMARY

282 KING STREET IS A SPACIOUS COMMERCIAL BUILDING CURRENTLY USE CLASS E (G) (I) WITH FLEXIBILITY TO OPERATE WITHIN THE WIDER CLASS E. A UNIQUE OPPORTUNITY WITH THE POTENTIAL FOR CHANGE OF USE OR REDEVELOPMENT.

15,381  
SQ FT  
SITE AREA  
(INCLUDING  
ACCESS ROAD)



WITH FURTHER  
DEVELOPMENT  
CLASS POTENTIAL



LOCATED CLOSE  
TO TRANSPORT  
NETWORKS



AND  
NUMEROUS LOCAL  
AMENITIES

GUIDE PRICE  
IN EXCESS OF £3.25M



# THE SITE

282 KING STREET IS SITUATED IN ITS OWN PRIVATE COURTYARD, ACCESSED JUST NORTH OF KING STREET IN THIS TREE-LINED SECTION CLOSE BY TO RAVENSCOURT PARK IN HAMMERSMITH.

There are excellent shops and restaurants in the vicinity and the pubs by the River Thames are 10 minutes' walk south. Ravenscourt Park and Stamford Brook (District Line) Underground Stations are less than 4 minutes' walk away.

Road links include the nearby A4/M4 provide access to the West End (6 miles), Heathrow Airport and the M25.



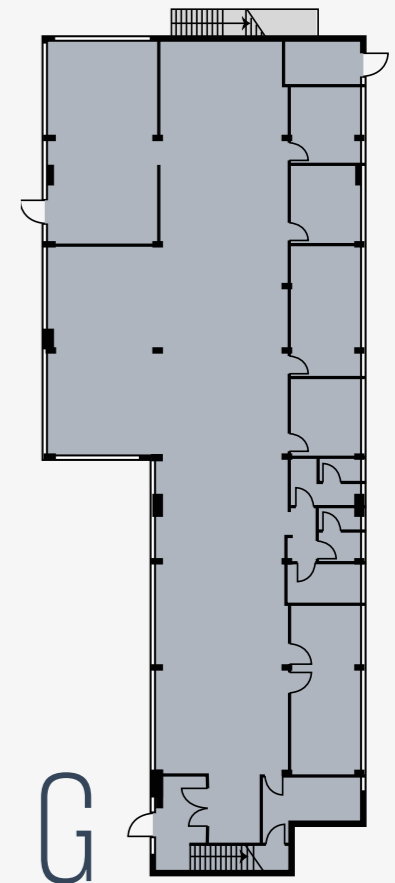
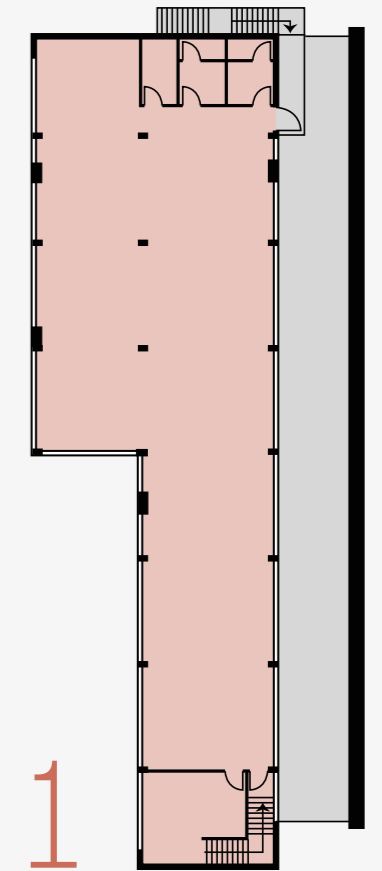
Ravenscourt Park



15,381 SQ FT  
TOTAL SITE AREA  
(INCLUDING ACCESS ROAD)

## FLOOR AREAS

Floor	Net	Gross
First	2,709 sq ft	2,823 sq ft,
Ground	3,873 sq ft	4,042 sq ft
<b>Total</b>	<b>6,582 sq ft</b>	<b>6,865 sq ft</b>



# LOCATION

RAVENSCOURT PARK AND STAMFORD BROOK (DISTRICT LINE) UNDERGROUND STATIONS ARE LESS THAN 4 MINUTES' WALK AWAY. ROAD LINKS INCLUDE THE NEARBY A4/M4 PROVIDE ACCESS TO THE WEST END (6 MILES), HEATHROW AIRPORT AND THE M25.

Hammersmith is located in the affluent London Borough of Hammersmith and Fulham. The area is an established commercial and residential district and benefits from unrivalled connectivity to Central London and the core business centres of the Thames Valley corridor.

Strategically located approximately 6.5 miles from Central London, it provides quick and easy access to the West End and out to the M25 and M4 Motorways via the A4. It is also a major London Underground interchange, providing excellent access to the Hammersmith & City, District, Circle and Piccadilly lines. London Heathrow International Airport can be reached directly via the Piccadilly line in 31 minutes.



## NEARBY AMENITIES

-  1 Riverside Studios
-  2 Eventim Apollo
-  3 Lyric Hammersmith
-  4 The River Café
-  5 La Petite Bretagne
-  6 Sam's Riverside
-  7 The Gate Restaurant
-  8 The Blue Anchor Riverside Pub
-  9 The Dove Riverside Pub
-  10 The Old Ship Riverside Pub
-  11 Stonemasons Arms
-  12 1Rebel
-  13 Tribe Crossfit
-  14 Boomcycle
-  15 Virgin Active
-  16 Furnivall Gardens
-  17 Ravenscourt Park
-  18 Kings Mall
-  19 Broadway Shopping Centre



EASY ACCESS TO THE M4 & A4



8 MINS CYCLE TO HIGH ST KENSINGTON



17 BUS ROUTES



20 MINS BY TUBE TO THE WEST END



10 MINS WALK FROM HAMMERSMITH TUBE STATION



23 MINS DRIVE TO HEATHROW

## TRAVEL TIMES

Approximate travel times from Hammersmith underground station. Source tfl.gov.uk

4

TUBE LINES: HAMMERSMITH & CITY, DISTRICT, CIRCLE AND THE PICCADILLY LINE

HAMMERSMITH



# THERE'S LOTS TO DO AROUND 282

Hammersmith is an artsy riverside area, home to eclectic productions at the Lyric theatre or rock shows at the Apollo concert hall. Busy shops and cafes line King Street and fill the Kings Mall. Leafy walking trails wind along the River Thames, which is spanned by the landmark Hammersmith Bridge.



Eventim Apollo



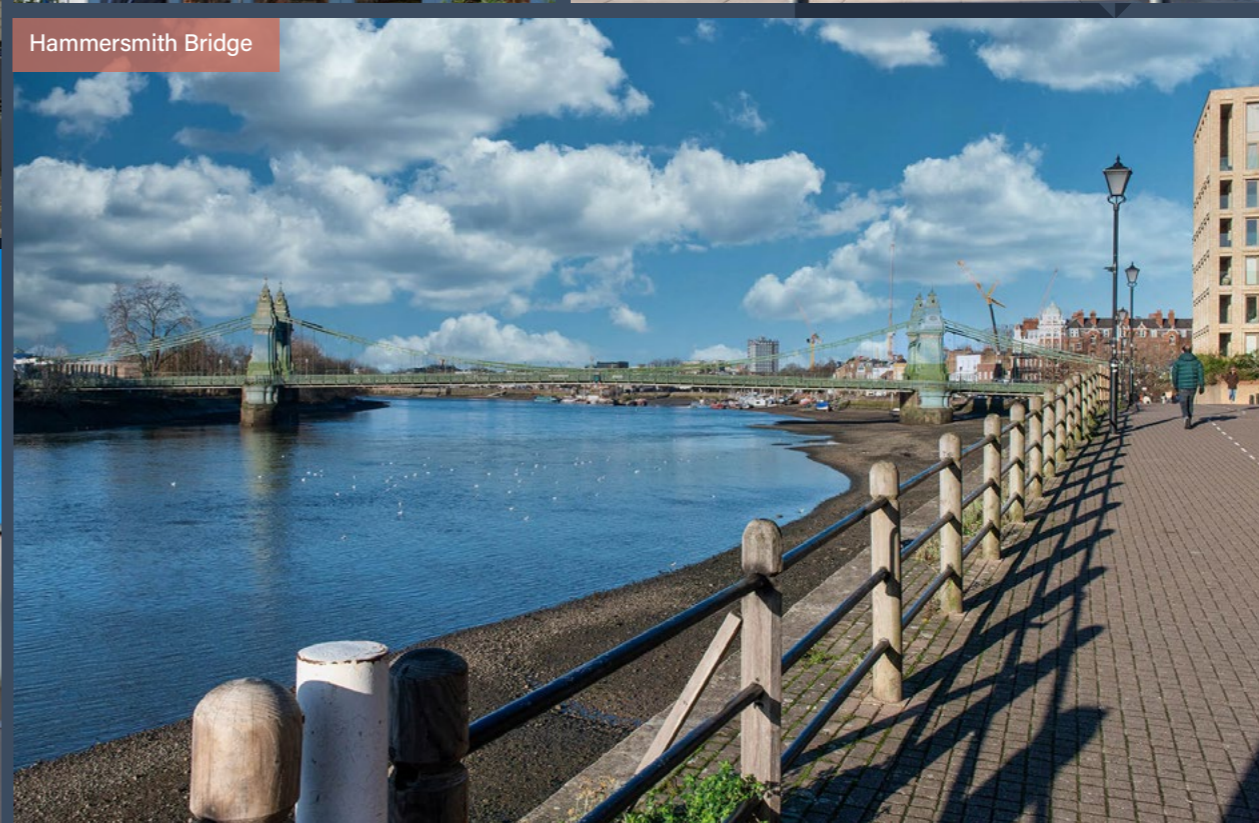
Angie's



The Brackenbury



Lyric Theatre



Hammersmith Bridge



The Old Ship



Riverside Studios



The River Café



The Bird in Hand



1 Rebel Gym

AMENITIES

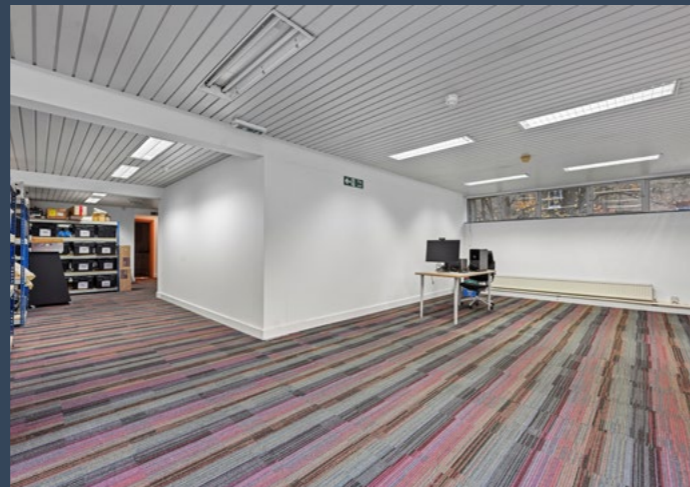
# DEVELOPMENT POTENTIAL

282 KING STREET POTENTIALLY HAS MANY DIFFERENT USES – SUBJECT TO PLANNING

## PLANNING:

Land to the rear of 276 to 280 and 284 to 288 King Street (otherwise known as 282 King Street), London, W6 OSJ was granted a change of use of ground and first floor from offices (Class B1a) to 10 self-contained flats (Class C3) on 4th August 2014 using Town and Country Planning Act 1990 (General Permitted Development) Order 1995 (as Amended) Part 1 - Class J Change of Use from Office to Dwelling

Other residential developments in the vicinity have been Crest Nicholson's scheme at St Peter's Place and Linden Homes' scheme at Ashlar Court and their recently obtained planning consent at nearby 271-281 King Street.

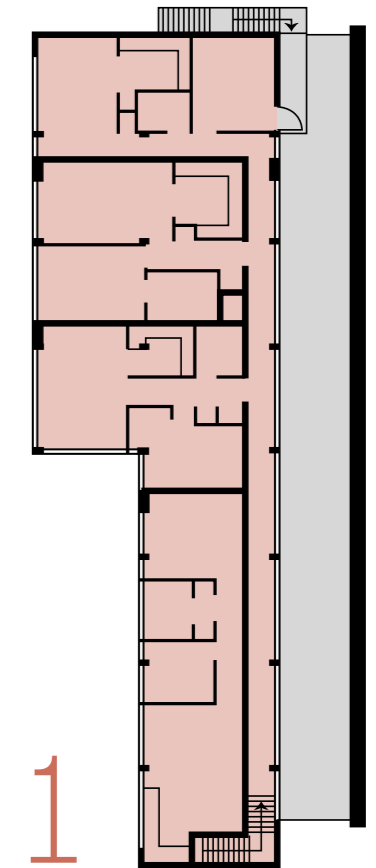


282 KING STREET OFFERS THE FLEXIBILITY TO OPERATE WITHIN WIDER CLASS E USE

## PROPOSED APARTMENT PLANS (FROM PREVIOUS CONSENTED APPLICATION)

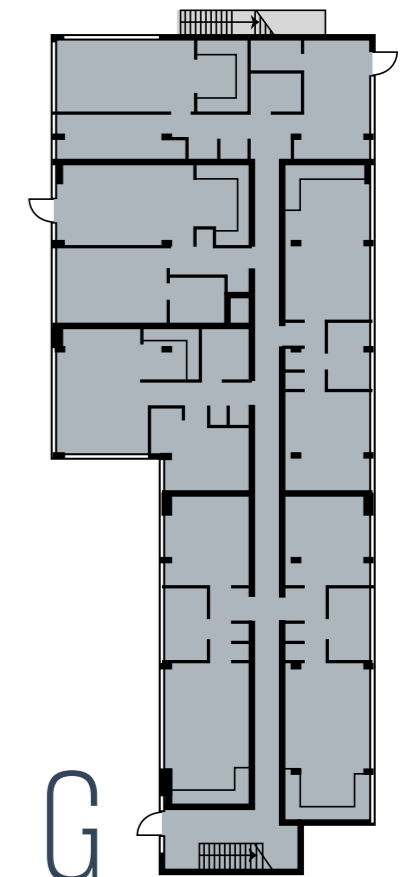
### FIRST

Floor & Flat Number	GIA of each flat per sq ft (sq m)	
First floor - Flat 1 (1 bed)	506 sq ft	(47.02 sq m)
First floor - Flat 2 (1 bed)	531 sq ft	(49.38 sq m)
First floor - Flat 3 (1 bed)	584 sq ft	(54.26 sq m)
First floor - Flat 4 (2 bed)	592 sq ft	(55.08 sq m)
First floor - Flat 5 (1 bed)	536 sq ft	(49.88 sq m)
First floor - Flat 6 (1 bed)	536 sq ft	(49.88 sq m)
<b>First Floor Total</b>	<b>3,285 sq ft</b>	<b>(305.58 sq m)</b>



### GROUND

Floor & Flat Number & Type	GIA of each flat per sq ft (sq m)	
Ground floor - Flat 7 (2 bed)	685 sq ft	(63.67 sq m)
Ground floor - Flat 8 (1 bed)	531 sq ft	(49.38 sq m)
Ground floor - Flat 9 (1 bed)	584 sq ft	(54.26 sq m)
Ground floor - Flat 10 (1 bed)	584 sq ft	(54.26 sq m)
<b>Ground Floor Total</b>	<b>2,384 sq ft</b>	<b>(221.45 sq m)</b>
<b>Total (Ground &amp; First)</b>	<b>5,669 sq ft</b>	<b>526.61 sq m)</b>



# 282

**KING STREET**  
HAMMERSMITH  
W6 0SJ

**GUIDE PRICE**  
IN EXCESS OF **£3.25M**

**FOR FURTHER INFORMATION**  
**PLEASE CONTACT:**

**David Berko**

M 07715 008946  
D 020 7399 8604  
davidberko@pilcher.london

**David Jackson**

M 07801 415957  
D 020 7399 8606  
davidjackson@pilcher.london

PILCHER • LONDON

**020 7399 8600**

17 SAVILE ROW LONDON W1S 3PN

[www.pilcher.london](http://www.pilcher.london)

MISREPRESENTATION ACT. Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. no representation or warranty whatever is made or given either during negotiations or in particular by the vendor, lessors or agents Pilcher Hershman. All figures are exclusive of rates, service charge, VAT and all other outgoings. All floor areas are approximate. designed and produced by Zest Design & Marketing Ltd. February 2024 (02437).