

Detached House

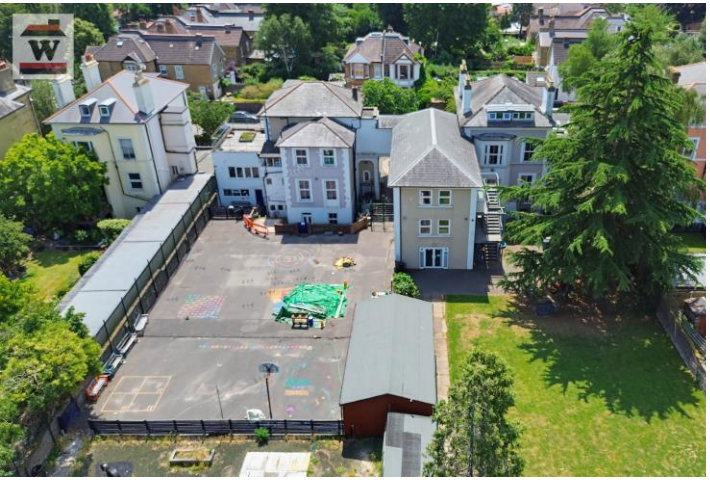
0.64 Acres | 12,463 Sq Ft

Two Detached Period Buildings

Eversley Crescent, Isleworth, TW7

£3,500,000 Freehold & Leasehold







Property Description

PRIME WEST LONDON OPPORTUNITY
Eversley Crescent, Isleworth, TW7
0.64 Acres | 12,463 Sq Ft | Multi-Use Redevelopment Potential (STPP)

EXECUTIVE SUMMARY

A rare West London opportunity comprising two detached period buildings extending to approximately **12,463 sq ft** on a site of approximately **0.64 acres**.

Historically operated as a private school and offered with vacant possession, the property presents a flexible redevelopment, conversion or operational opportunity (STPP).

The scale, configuration and location create a compelling proposition for developers, educational operators, healthcare providers and investors.

SITE OVERVIEW

- Total site area: approx. **0.64 acres (2,570 sq m)**
- Total internal area: approx. **12,463 sq ft (1,157 sq m)**
- Two detached period buildings (linked at first floor)
- Additional outbuildings included
- Gated frontage with forecourt parking
- Rear gardens extending to approx. **0.43 acres**

EXISTING USE

Former independent preparatory and nursery school.

- Established educational use
- Existing classroom and administration layout
- Vacant possession available










PLANNING & POSITIONING

Located within the **London Borough of Hounslow**, benefiting from:

- Established built mass and footprint
- Residential surroundings
- Strong transport accessibility
- Local redevelopment precedent

DEVELOPMENT OPPORTUNITIES (STPP)

Primary Residential Angle

- Residential redevelopment
- Conversion of existing buildings
- Hybrid conversion/new-build scheme

Alternative Uses

- Education or SEN provision
- Care or later living
- Healthcare or medical use
- Serviced accommodation
- Hospitality or institutional uses

Strong local demand, excellent connectivity and a value gap versus Richmond and Twickenham support a range of potential outcomes.

MARKET CONTEXT & DEMAND DRIVERS

Connectivity

- Osterley Underground (Piccadilly Line) → Central London & Heathrow
- Isleworth Station → London Waterloo
- A4 / M4 → key arterial routes

Employment Drivers

- Heathrow Airport
- Sky Campus (Osterley)
- NHS facilities
- Growing media and film sector













Regeneration Context

Significant investment continues across the area, including the former GSK site, Tesco/Homebase redevelopment sites and the Gillette Factory film studios, reinforcing Isleworth's position within a growing West London corridor.

VALUE POSITIONING

At this price point, conventional West London housing typically provides substantially less accommodation.
This opportunity offers:

- **12,463 sq ft accommodation**
- **0.64 acre site**
- Multi-building configuration
- Multiple exit strategies

Comparable large-format homes in Ascot, Beaconsfield and other prime commuter markets typically command significantly higher values.

DEVELOPMENT RATIONALE

The opportunity combines:

- 12,463 sq ft existing accommodation
- 0.64 acre plot
- Flexible layout
- Strong transport links
- Regeneration-backed demand

EXIT STRATEGY

Potential outcomes include:

- Residential development
- Build-to-sell family housing
- Care or educational use
- Retained operational asset













INVESTMENT HIGHLIGHTS

- Rare West London site of this scale
- 12,463 sq ft existing accommodation
- 0.64 acre plot
- Multiple viable use classes (STPP)
- Strong surrounding regeneration
- Excellent connectivity to Central London & Heathrow
- Vacant possession

TENURE

50 Eversley Crescent – Long leasehold (999 years from 1858)
52 Eversley Crescent – Freehold
Further title details available upon request.

CONCLUSION

A highly flexible and strategically positioned acquisition offering:

- Scale
- Optionality
- Strong underlying demand

Suitable for a range of outcomes including residential development, conversion or continued institutional use, subject to planning.

Ashton House School, Eversley Crescent, Isleworth, TW7



Total Approximate Gross Internal Area = 1031.2 sq m / 11100 sq ft
Outbuildings = 126.3 sq m / 1360 sq ft
Total = 1157.5 sq m / 12460 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

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