

Aldensley Road, Brackenbury Village, W6

Freehold Mixed Use Building 2,204 sq ft g.i.a.
Residential and Class E - off street parking

Planning for conversion and extension: possible conversion to family home under P.D. (subject to prior approval)



1 Aldensley Road, London W6 0DH

Situation & Location

Centrally located within this popular residential enclave, with an open southerly aspect overlooking Godolphin and Latymer School playing fields. Hammersmith (Piccadilly, District, Circle, Hammersmith & City Lines) and Goldhawk Road (Circle, Hammersmith & City Lines) within easy reach, as are facilities of Westfield London and King Street Hammersmith. Please see location plan below.

Description & Accommodation

An opportunity to acquire and improve this end of terrace Victorian mixed-use building with off street parking to the rear. The property has the benefit of current planning consent (Ref: 2020/02254/FUL) to extend to create two self-contained flats 1 x 2 bed and 1 x 3 bed whilst retaining the shop.

The property currently comprises a lock up ground floor shop and a separate residential unit over lower, ground and first floors. To the rear is off street parking and a patio garden with an open southerly aspect overlooking Godolphin and Latymer school playing fields. The residential accommodation provides a kitchen / living room on the lower ground floor providing access to the rear patio, on the ground floor is a bedroom and a family bathroom and the top floor provides two further bedrooms and a reception room. Please see floor plans below.

Asking Price £995,000

Energy Performance Rating For retail unit 73 - Band C ; for residential parts rating 54 - Band E

Business Rates The local authority has verbally informed us that the rateable value for the retail premises is £12,250. Interested parties should make their own enquiries and confirm: - London Borough of Hammersmith and Fulham

VAT Will not apply **Possession** Full vacant possession on completion

Contact : JMW Barnard LLP 17 Abingdon Road, London, W8 6AH.

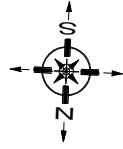
Tel: 0207 938 3990 Jeremy Barnard jb@jmwbarnd.com

Or contact Joint Sole Agents: Kerr & Co. 0208 743 1166 sales@kerrandco.com

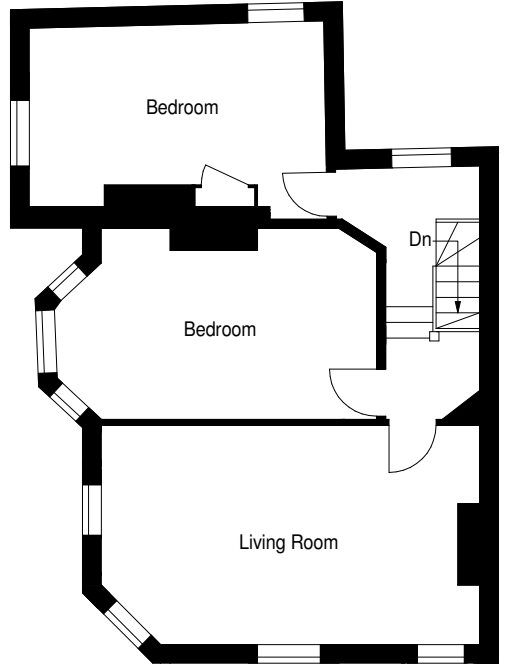
Important Notice: Measurements are approximate, and no responsibility is taken for any error, omission or misstatement in these particulars which do not constitute an offer or contract. No representation or warranty is given either during negotiations, in particulars, or elsewhere. Interested parties should satisfy themselves as to condition of property; presence of dangerous or deleterious materials; or functioning of services, which have not been tested. Unless otherwise stated all rents and prices are exclusive of VAT, where applicable.

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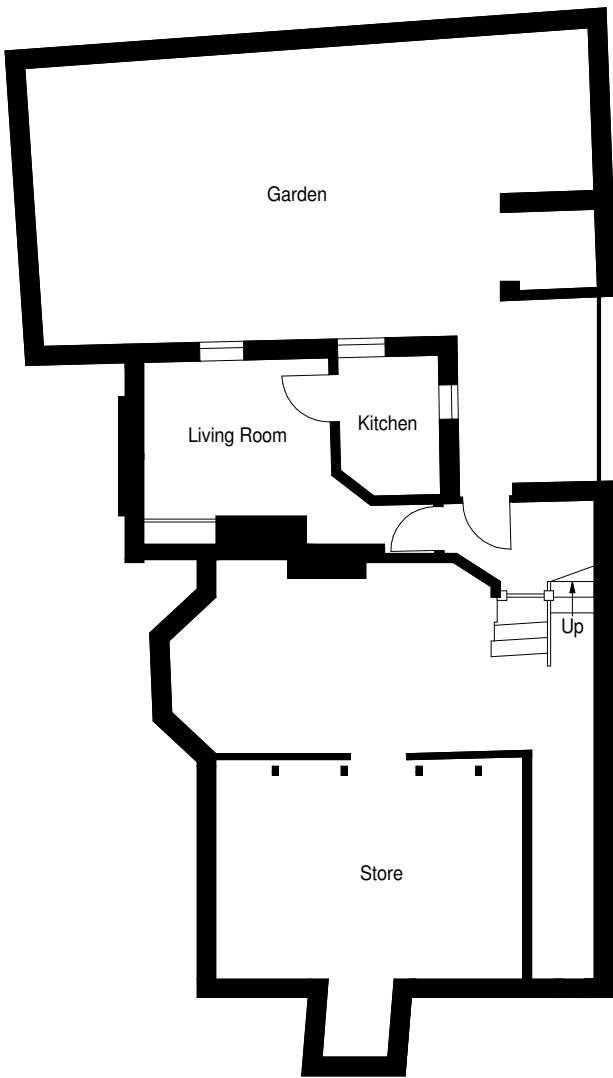
Approx Gross Internal Area = 122.6 sq m / 1320 sq ft
Basement = 60.4 sq m / 650 sq ft
Attic = 5.0 sq m / 54 sq ft
Total = 188.0 sq m / 2024 sq ft



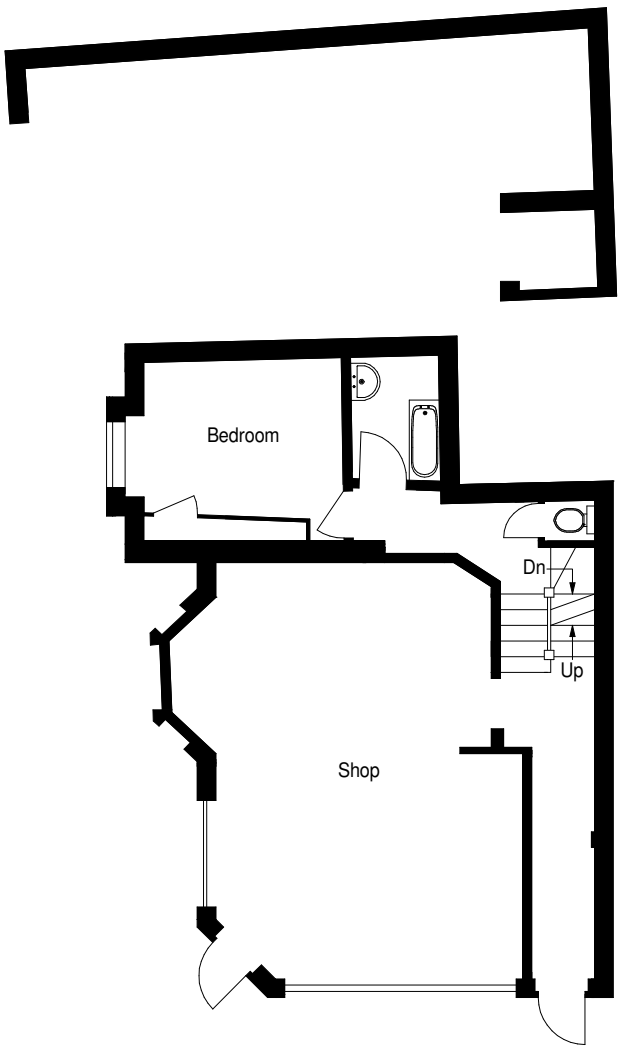
Existing - Attic



Existing - First Floor



Existing - Lower Ground Floor

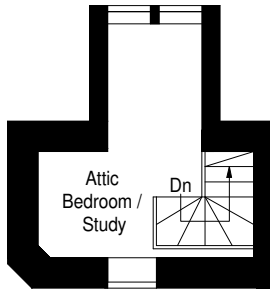
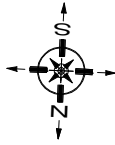


Existing - Ground Floor

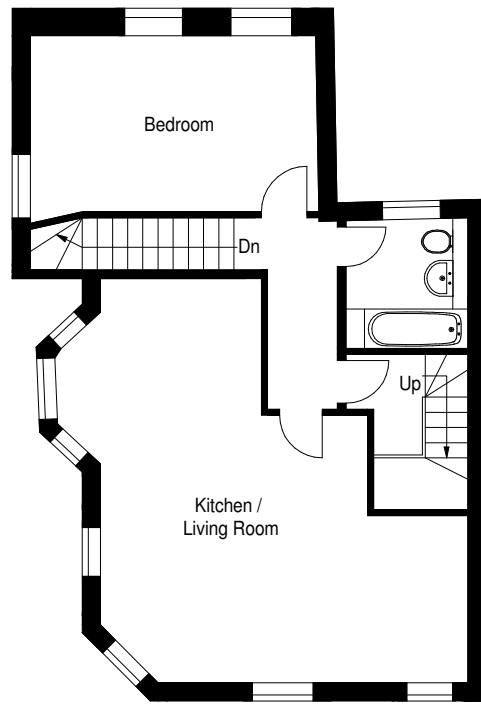
Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.

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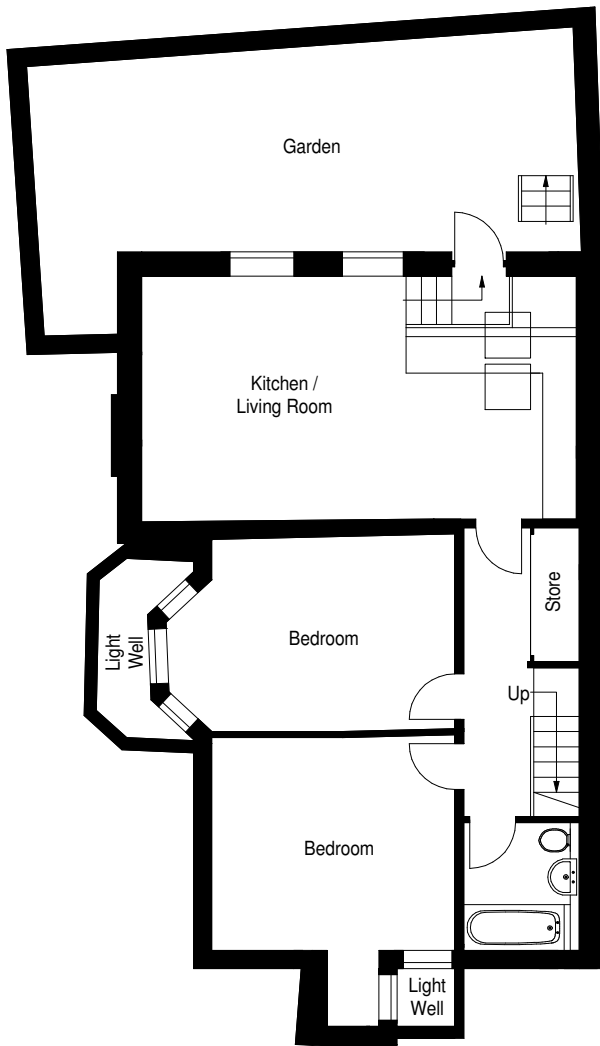
Approx Gross Internal Area = 124.0 sq m / 1335 sq ft
 Basement = 74.0 sq m / 796 sq ft
 Attic = 11.0 sq m / 118 sq ft
 Total = 209.0 sq m / 2249 sq ft



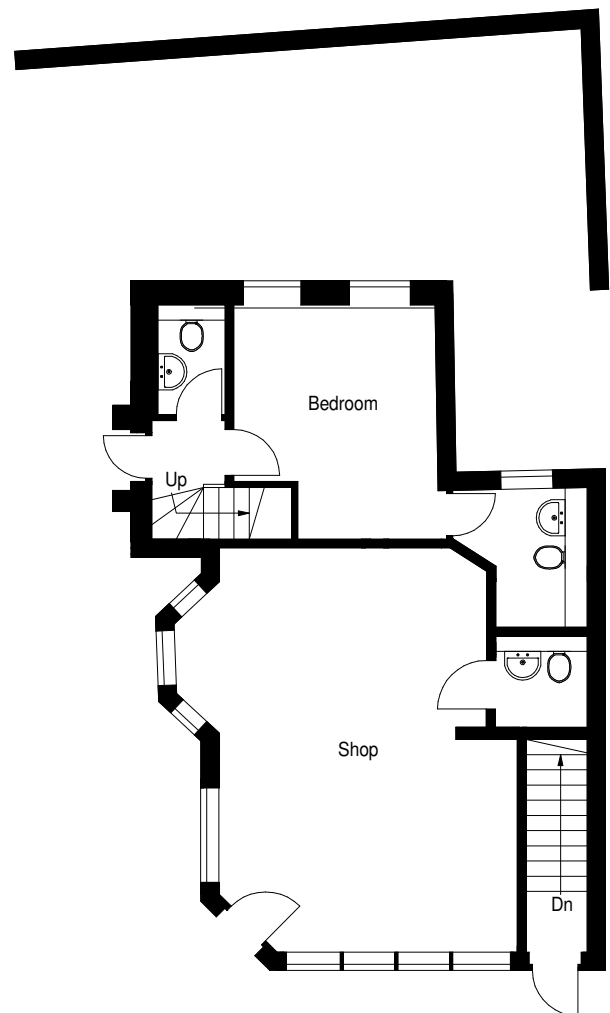
Proposed - Attic



Proposed - First Floor



Proposed - Lower Ground Floor



Proposed - Ground Floor



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LANDMARK INFORMATION

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