



Churchill&Mathesons

The Mall, London, W5 2PJ

Asking Price £7,000,000 Freehold



KEY FEATURES:

- INVESTORS / DEVELOPERS
- EXISTING COMMERCIAL SPACE
- EXISTING RESIDENTIAL FLATS
- BUILD 6 STOREY BLOCK OF FLATS
- AMAZING INVESTMENT OPPORTUNITY
- GREAT LOCATION

CALLING DEVELOPERS / INVESTORS

A rear development opportunity in the heart of Ealing, London, 17 The Mall presents an excellent opportunity for a discerning investor who can see a great investment opportunity. The commercial space spanning over 15,000sqft offers A3/A4/A5 Restaurant, Cafe', Drinking Establishment, Hot Food Takeaways as well as General Assembly & Leisure, Night Clubs and Theatre license use. (VACANT)

Residential: 6 Studio flats (OCCUPIED)
Vacant large office space (VACANT)

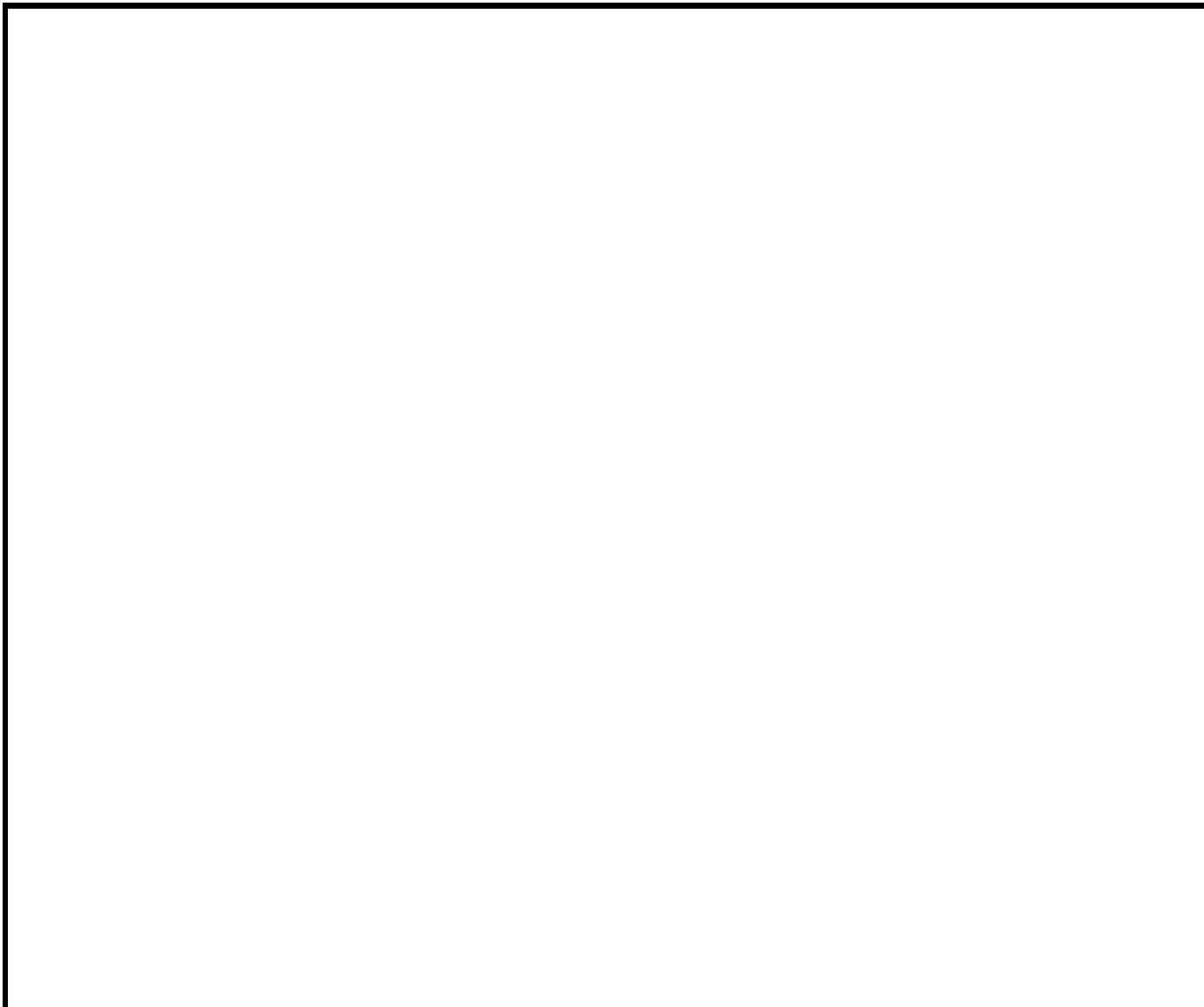
PROPOSED BLOCK OF FLATS DEVELOPMENT

At the rear of the building, you will find a once in a life time opportunity to build a 6-story block of flats like next door.

6 x 1 Bedroom, 1 Bathroom, Open plan Kitchen/Reception room and Balcony
1 x Top floor Penthouse incl: 4 bedrooms, 3 bathrooms, Kitchen/Reception/Dining, Study and Balcony

Ealing is renowned for its vibrant community and excellent amenities, including a variety of shops, cafes, and restaurants, all within easy reach. The area is well-connected, with convenient transport links that provide swift access to central London and beyond, making it an ideal location for commuters.

USE OUR PLANS OR DRAW YOUR OWN, JUST DON'T MISS OUT ON THIS ONE!

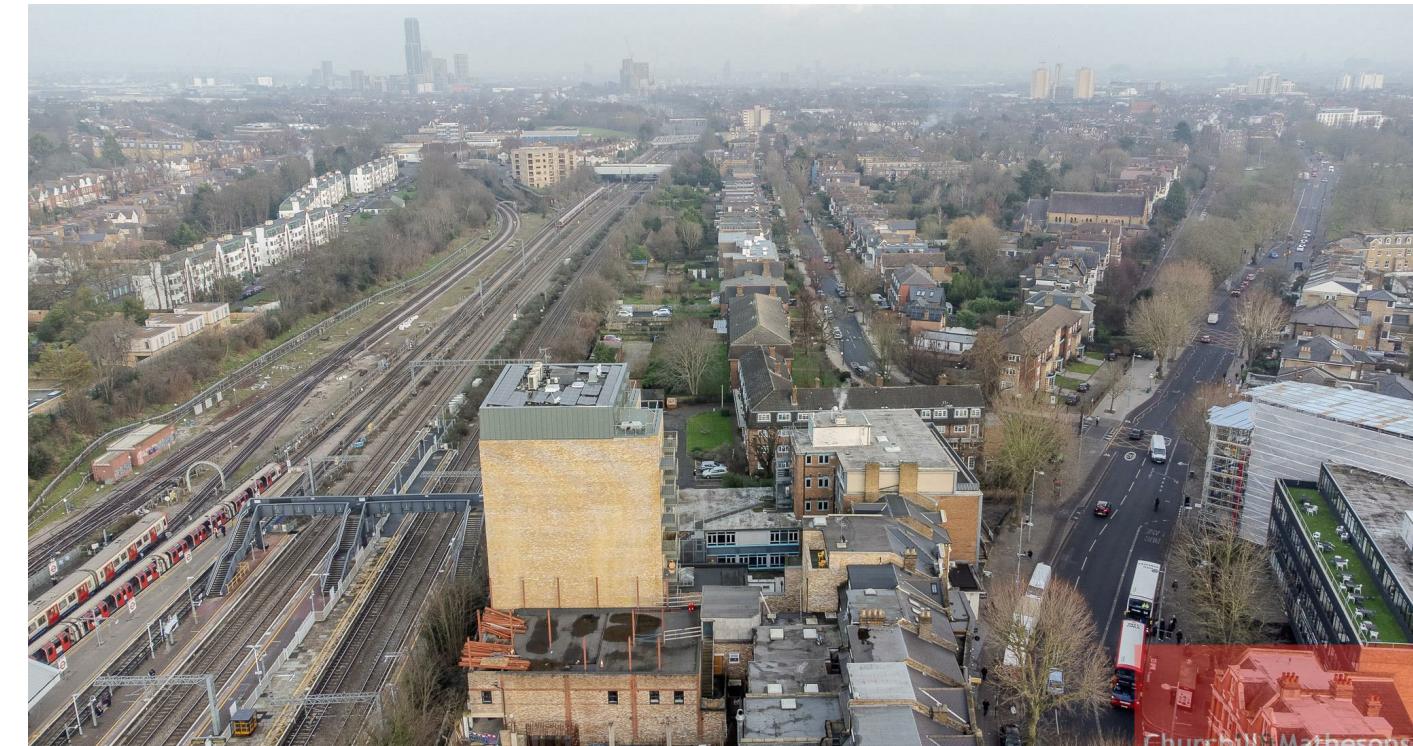


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

CHURCHILL & MATHESONS ESTATE AGENTS have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/- 5%. A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.