

# Rolfe East



The Pavement, Ealing, W5 4NG

Asking Price £2,300,000

- Residential investment and/or development opportunity (STPP)
- 30 Room Student Accommodation Proposal
- Rental income producing £72,000 pa
- Please Call for more details on 0208 579 4080

# The Pavement, Ealing W5 4NG

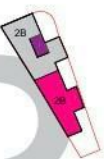
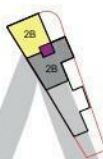
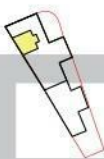
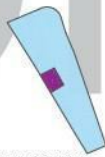
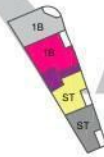
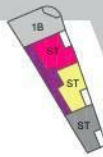
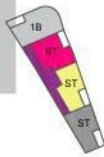

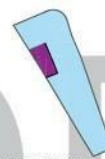
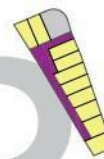
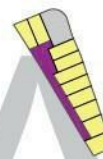
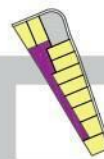



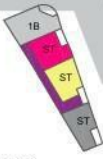
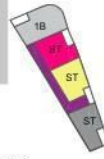

Residential investment and/or development opportunity (STPP). Currently 4 x two bedroom apartments one which is split level with a combined area of 2713 ft<sup>2</sup> (see attached floor plans) Rental income producing £83,500 pa. Situated adjacent to Gunnersbury Park with both Acton Town and South Ealing Stations nearby with easy access to the A4/M4 corridor. Development into a room student development potential, subject to planning.



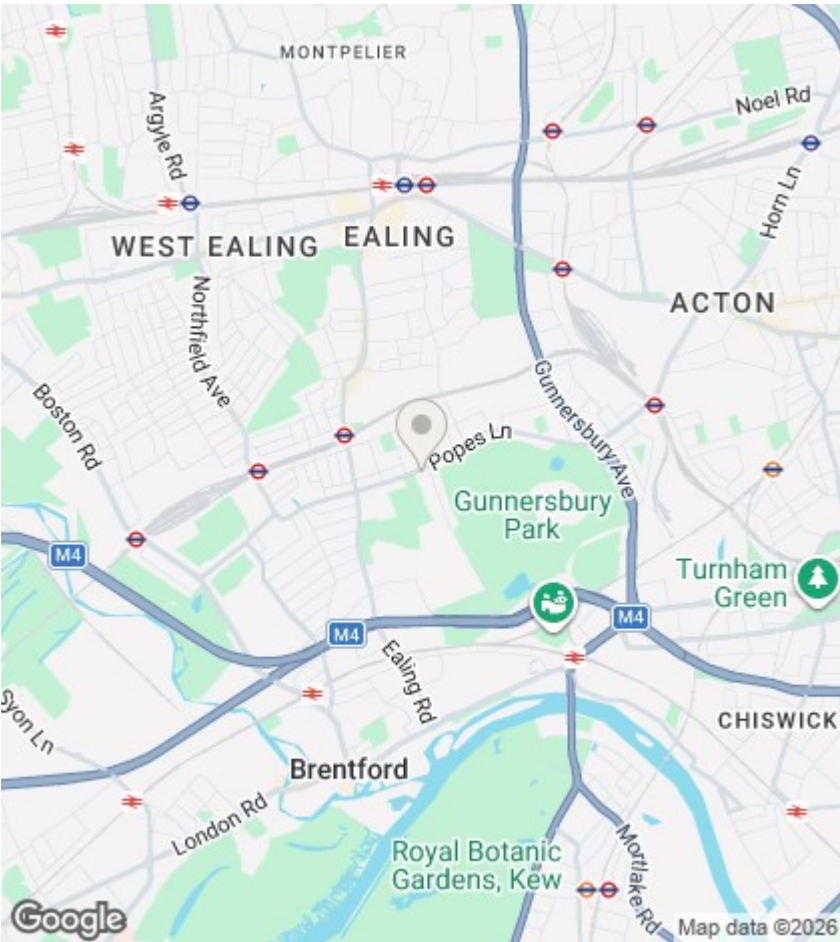
Council Tax Band: New Build



## THE PAVEMENT W5- DEVELOPMENT FEASIBILITY STUDY

	BASEMENT	GROUND FLOOR	1ST FLOOR	2ND FLOOR	ROOF	SUMMARY
<b>EXISTING</b>  SITE AREA APPROX. 230m <sup>2</sup>		 2 X 2B FLATS	 2 X 2B FLATS	 TOP FLOOR OF 1ST FLOOR FLAT		CURRENT BUILDING'S CONFIGURATION CONSISTS OF 3x 2-BEDROOM FLATS LOCATED IN THE CORNER 2 STOREY END OF TERRACE BLOCK WITH PARTLY HABITABLE LOFT AND 1x 2-BED ATTACHED BUNGALOW LOCATED ALONG LIONEL ROAD
<b>OPTION 1</b>  SITE RE-DEVELOPED TO PROVIDE SELF-CONTAINED FLATS	 BASEMENT STORAGE AND AMENITY APPROX. GEA 215m <sup>2</sup>	 2 X 1B FLATS 2 X STUDIO	 1 X 1B FLATS 3 X STUDIO	 1 X 1B FLATS 3 X STUDIO	 POTENTIAL ROOF TERRACE	PROPOSED BUILDING CONFIGURATION CONSISTS OF 4x 1-BEDROOM FLATS AND 8x STUDIOS; OTHER CONFIGURATIONS ARE FEASIBLE; AMENITY AND STORAGE ON BASEMENT LEVEL IS FEASIBLE  *MINIMUM SPACE STANDARDS OF 37m <sup>2</sup> FOR STUDIOS AND 50m <sup>2</sup> FOR 1-BED FLATS WITH 5m <sup>2</sup> FOR AMENITY SPACE HAVE BEEN CONSIDERED
<b>OPTION 2</b>  SITE RE-DEVELOPED TO PROVIDE RENTED EN-SUITE ROOMS, SERVICED OR STUDENT ACCOMMODATION	 BASEMENT STORAGE AND AMENITY APPROX. GEA 210m <sup>2</sup>	 10 EN-SUITE ROOMS 1 X BREAKOUT	 10 EN-SUITE ROOMS 1 X BREAKOUT	 10 EN-SUITE ROOMS 1 X BREAKOUT	 POTENTIAL ROOF TERRACE	PROPOSED BUILDING CONFIGURATION CONSISTS OF 30x EN-SUITE ROOMS AND 3x BREAKOUT ROOMS/ LARGER ROOMS; OTHER CONFIGURATIONS ARE FEASIBLE; AMENITY AND STORAGE ON BASEMENT LEVEL IS FEASIBLE  *MINIMUM SPACE STANDARDS OF 11m <sup>2</sup> FOR SINGLE OCCUPANCY ROOMS AND 14m <sup>2</sup> FOR DOUBLE OCCUPANCY ROOMS HAVE BEEN CONSIDERED
<b>OPTION 3</b>  SITE RE-DEVELOPED TO PROVIDE RETAIL UNIT AND SELF-CONTAINED FLATS	 RETAIL UNIT APPROX. GEA 231m <sup>2</sup>	 RETAIL UNIT APPROX. GEA 210m <sup>2</sup>	 1 X 1B FLATS 3 X STUDIO	 1 X 1B FLATS 3 X STUDIO	 POTENTIAL ROOF TERRACE	PROPOSED BUILDING CONFIGURATION CONSISTS OF RETAIL UNIT WITH BASEMENT, 2x 1-BEDROOM FLATS AND 6x STUDIOS; OTHER CONFIGURATIONS ARE FEASIBLE;  *MINIMUM SPACE STANDARDS OF 37m <sup>2</sup> FOR STUDIOS AND 50m <sup>2</sup> FOR 1-BED FLATS WITH 5m <sup>2</sup> FOR AMENITY SPACE HAVE BEEN CONSIDERED

## Directions



## Viewings

Viewings by arrangement only.  
Call 020 8579 4080 to make an appointment.

## EPC Rating:

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