

Rolfe East



The Pavement, Ealing, W5 4NG

Asking Price £1,950,000

- Residential investment and/or development opportunity (STPP)
- 30 Room Student Accommodation Proposal
- Rental income producing £83,500 PA
- Please Call for more details on 0208 579 4080

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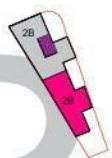
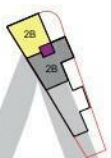
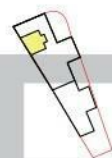
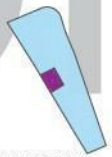
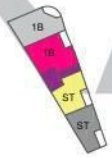
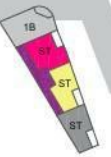
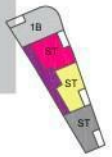
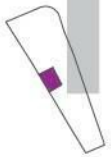
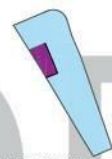
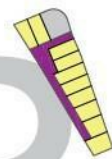
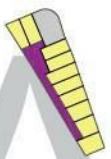
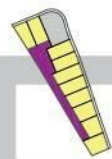




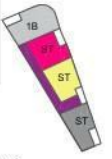

Residential investment and/or development opportunity (STPP). Currently 4 x two bedroom apartments one which is split level with a combined area of 2713 ft² (see attached floor plans) Rental income producing £83,500 pa. Situated adjacent to Gunnersbury Park with both Acton Town and South Ealing Stations nearby with easy access to the A4/M4 corridor. Development into a room student development potential, subject to planning.



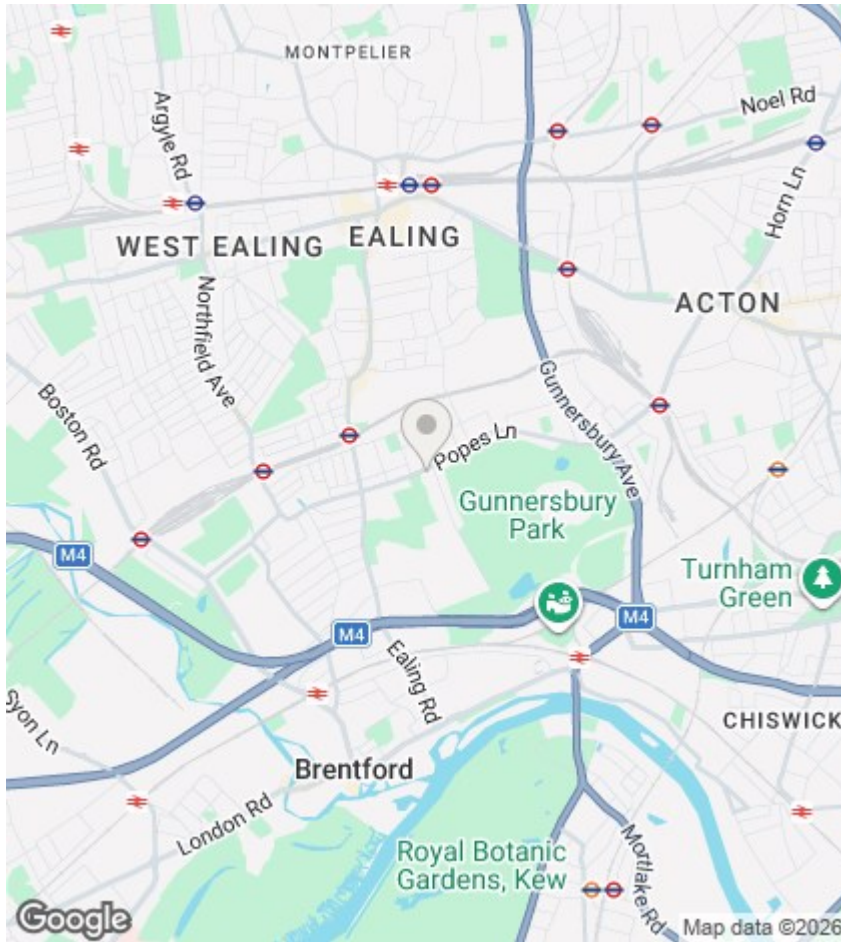
Council Tax Band: New Build



THE PAVEMENT W5- DEVELOPMENT FEASIBILITY STUDY

	BASEMENT	GROUND FLOOR	1ST FLOOR	2ND FLOOR	ROOF	SUMMARY
EXISTING SITE AREA APPROX. 230m ²		 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
OPTION 1 SITE RE-DEVELOPED TO PROVIDE SELF-CONTAINED FLATS	 BASEMENT STORAGE AND AMENITY APPROX. GEA 215m ²	 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 ² FOR STUDIOS AND 50m ² FOR 1-BED FLATS WITH 5m ² FOR AMENITY SPACE HAVE BEEN CONSIDERED
OPTION 2 SITE RE-DEVELOPED TO PROVIDE RENTED EN-SUITE ROOMS, SERVICED OR STUDENT ACCOMMODATION	 BASEMENT STORAGE AND AMENITY APPROX. GEA 210m ²	 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 ² FOR SINGLE OCCUPANCY ROOMS AND 14m ² FOR DOUBLE OCCUPANCY ROOMS HAVE BEEN CONSIDERED
OPTION 3 SITE RE-DEVELOPED TO PROVIDE RETAIL UNIT AND SELF-CONTAINED FLATS	 RETAIL UNIT APPROX. GEA 231m ²	 RETAIL UNIT APPROX. GEA 210m ²	 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 ² FOR STUDIOS AND 50m ² FOR 1-BED FLATS WITH 5m ² 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
<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	