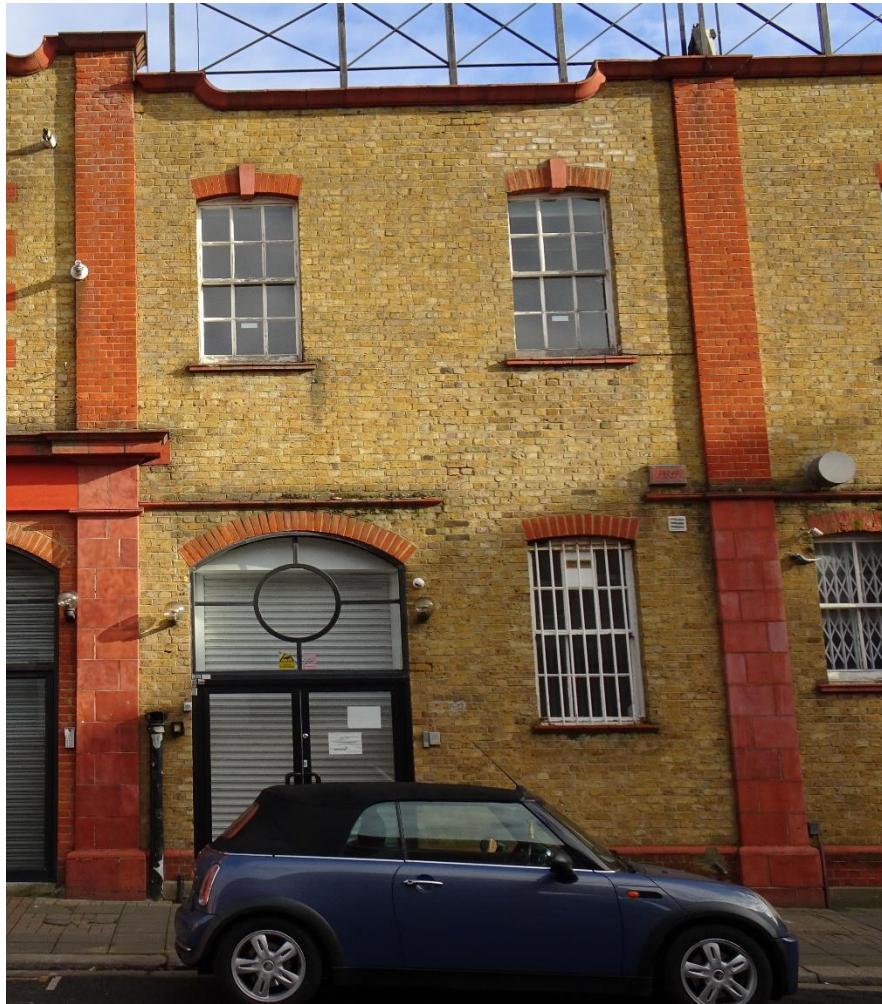




The Complete Property Service

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**29 WARPLE WAY  
LONDON  
W3 0RX**



**FREEHOLD OFFICE BUILDING FOR SALE WITH PLANNING FOR  
4 FLATS**

**APPROX. 2,220 SQ. FT. (206.38 SQ. M.)  
3 SECURE PARKING TO THE REAR**

**OFFERS IN EXCESS OF £1,130,000**

Willmotts (Ealing) Ltd. Registered Office, 12 Blacks Road, London, W6 9EU. Registered in England No. 3345586  
Willmotts Bristol, 13 Orchard Street, Bristol, BS1 5EH & Willmotts Mayfair, 121 Park Lane, London, W1K 7AG

Building Consultancy & Surveying, Commercial Agency, Commercial Management,  
Commercial Investment, Professional Valuations, Residential Lettings, Residential  
Sales, Residential Management, Service Charge & Estate Management



**Location:**

The premise is located in Warple Way at its corner with gated Warple Mews. Transport links are excellent with having Uxbridge Road within a short walk away where numerous buses pass frequently, and Turnham Green Underground Station is a short walk away.

[Location Map \(Please Click\)](#)

[Street View \(Please Click\)](#)

**Description:**

The subject property is a self-contained office arranged over the ground, first and second floors, the unit is accessible from Warple Way and also the Warple Mews. The unit benefits from 3 car parking bays in Warple Mews. The offices benefit from WC facility and kitchenette facilities throughout.

**User:**

We believe the premises fall under Class E and C3 Residential Dwellings of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

**Local Authority:**

London Borough of Ealing.

**EPC:**

The property has an EPC rating of B (50); a copy of the EPC is available upon request.

**Tenure:**

Sold freehold with full vacant possession.

**Price:**

Offers invited in the region of £1,130,000 (One million, one hundred and thirty thousand pounds).

**VAT:**

Not applicable.

**Legal Fees:**

Each party to bear its own legal costs.

**AML:**

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from any successful Purchaser.

**Viewings:**

By appointment only via landlord's sole agent: Willmotts Chartered Surveyors.

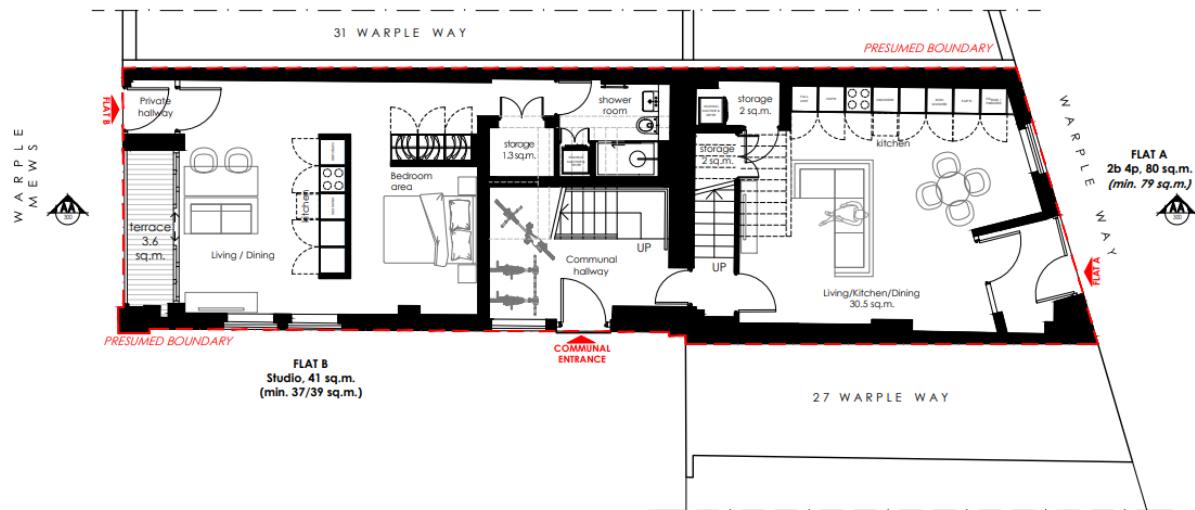
**Existing Accommodation:**

Floor	Net Internal Floor Area
Ground	948 sq. ft. / 88.06 sq. m.
First	797 sq. ft. / 74.04 sq. m.
Second	475 sq. ft. / 44.12 sq. m.
<b>Total</b>	<b>2,220 sq. ft. / 206.38sq.m.</b>
<b>Parking</b>	<b>3 Bays</b>

**Proposed Development:**

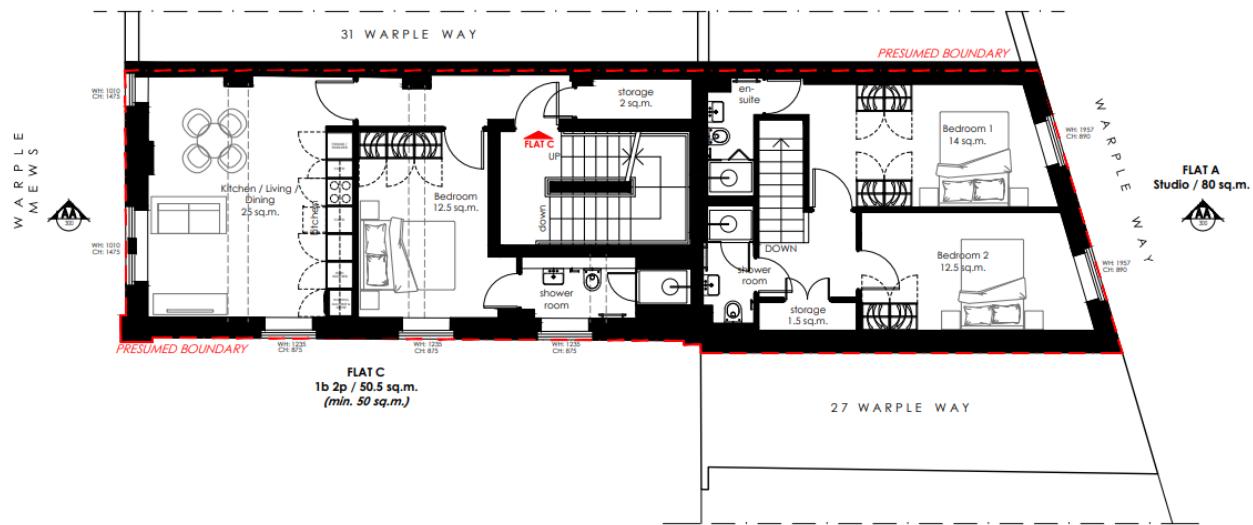
Dwellings	Proposed Gross Internal Floor Area
Flat A - 2 Bedroom	861 sq. ft. / 80 sq. m.
First B - Studio	441 sq. ft. / 41 sq. m.
Flat C – 1 Bedroom	544 sq. ft. / 50.5 sq. m.
Flat D - 2 Bedroom	764 sq. ft. / 71 sq. m.
<b>Total</b>	<b>2,610 sq. ft. / 242.5sq.m.</b>

**Proposed Ground Floor Plan:**



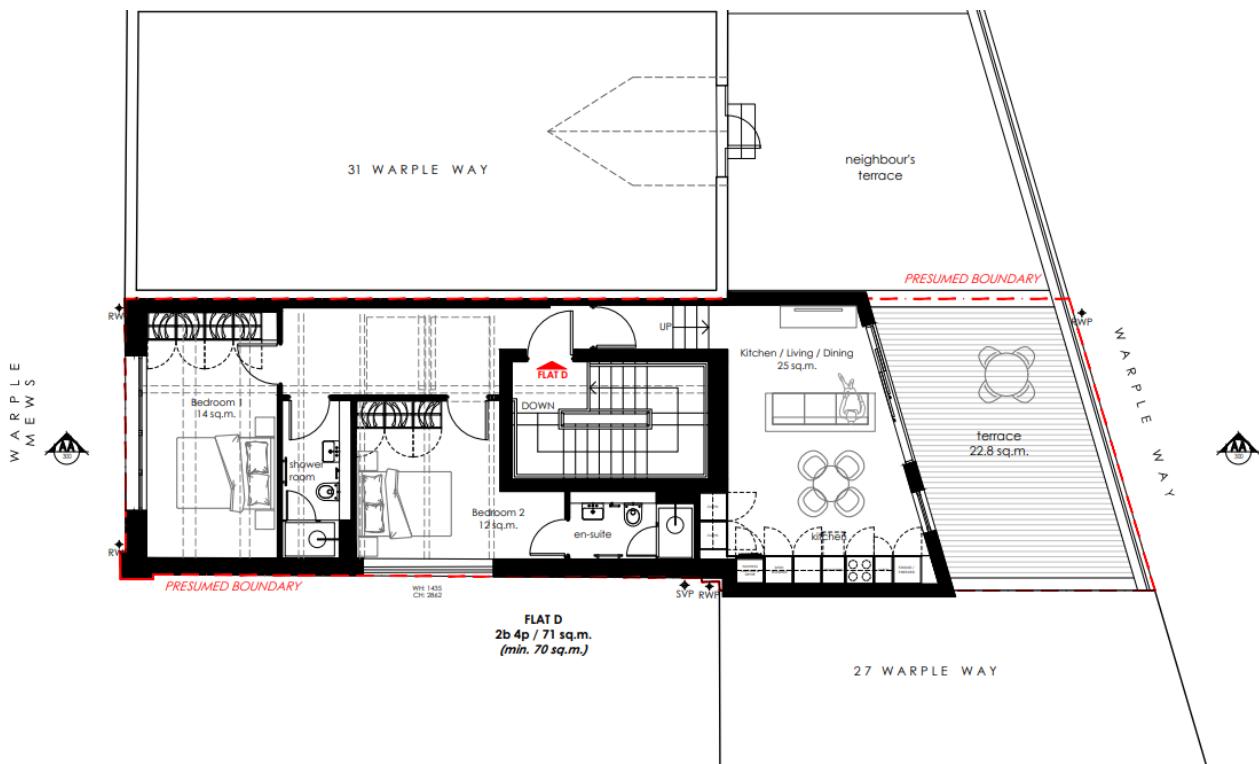
(Image not to scale for indicative purposes only)

## Proposed First Floor Plan:



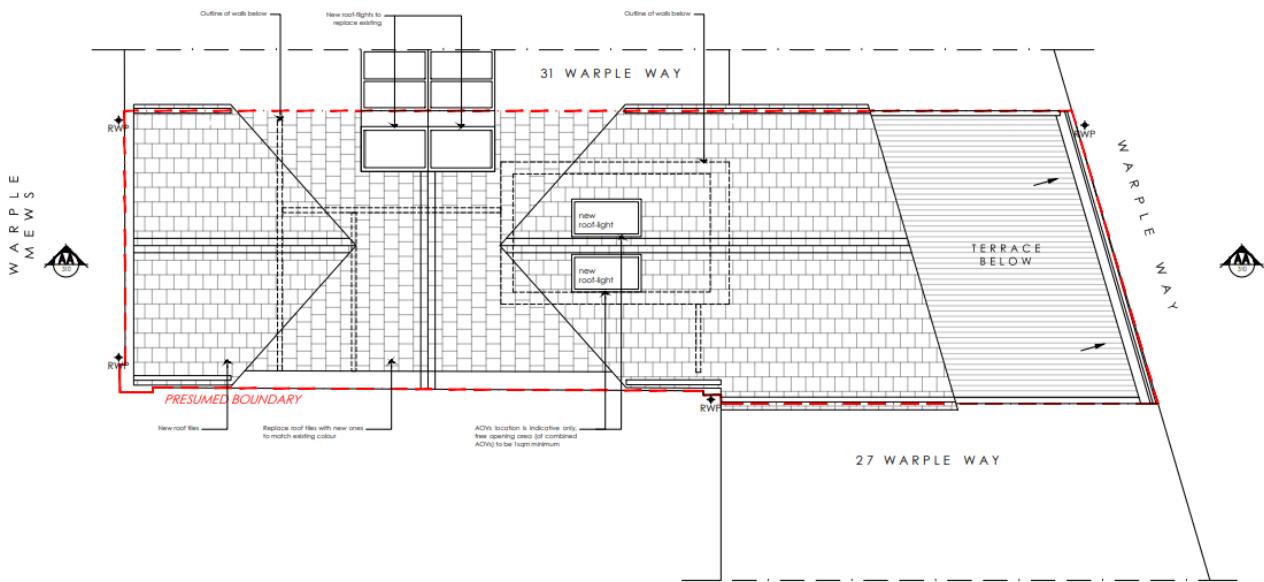
(Image not to scale for indicative purposes only)

## Proposed Second Floor Plan:



(Image not to scale for indicative purposes only)

## Proposed Roof Plan:



(Image not to scale for indicative purposes only)

## Contacts:

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### Important Notice

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