

**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 shortly walk away where numerous busses 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.

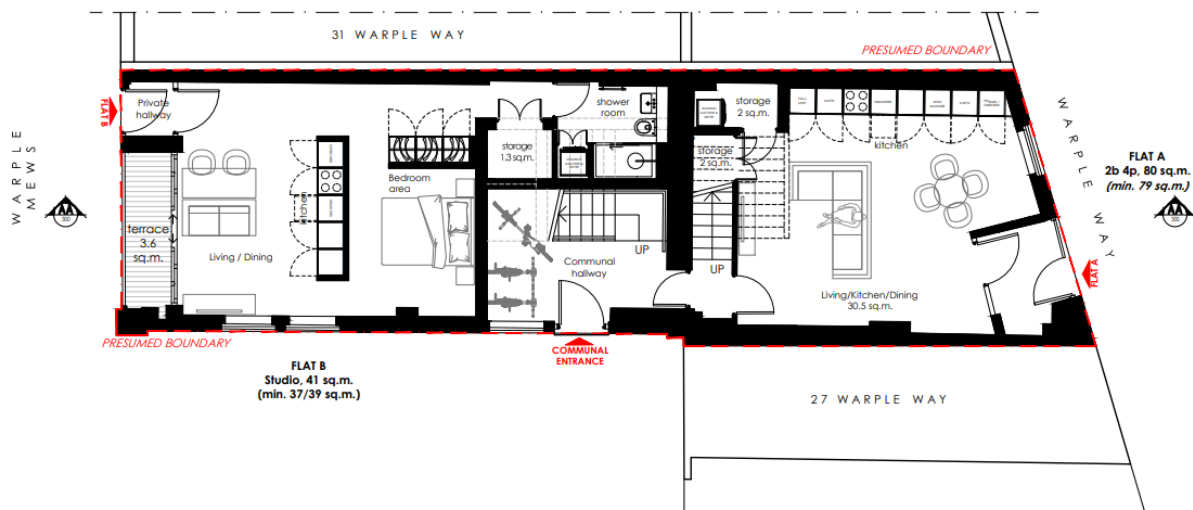
Existing Accommodation:

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.
Total	2,220 sq. ft. / 206.38sq.m.
Parking	3 Bays

Proposed Development:

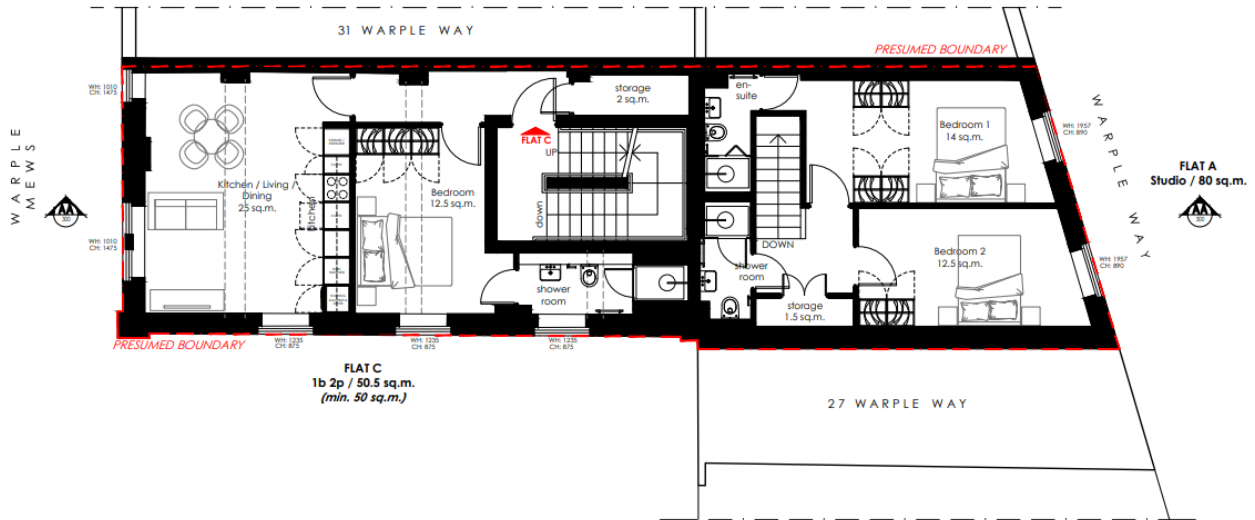
Dwellings	Proposed Gross Internal Floor Area
Flat A - 2 Bedroom	861 sq. ft. / 80 sq. m.
First B - Studio	441 sq. ft. / 41 sq. m.
Flat C - 1 Bedroom	544 sq. ft. / 50.5 sq. m.
Flat D - 2 Bedroom	764 sq. ft. / 71 sq. m.
Total	2,610 sq. ft. / 242.5sq.m.

Proposed Ground Floor Plan:



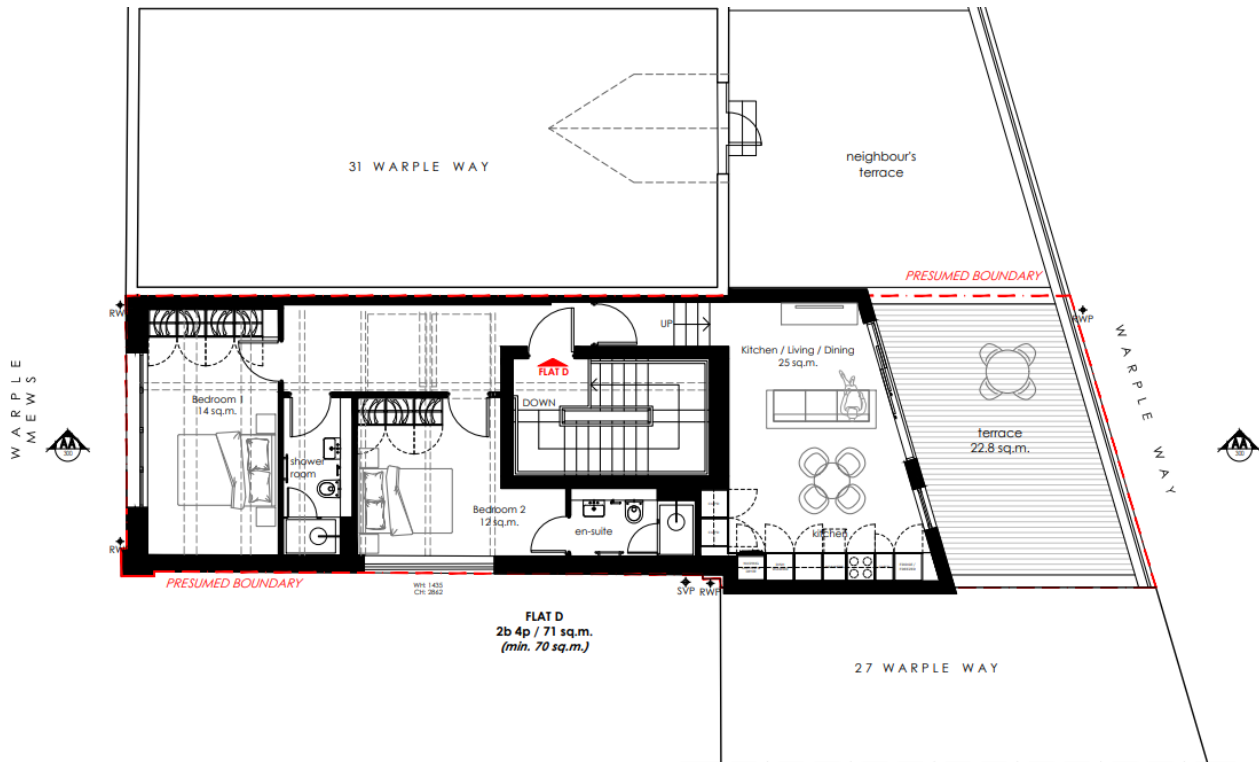
(Image not to scale for indicative purposes only)

Proposed First Floor Plan:



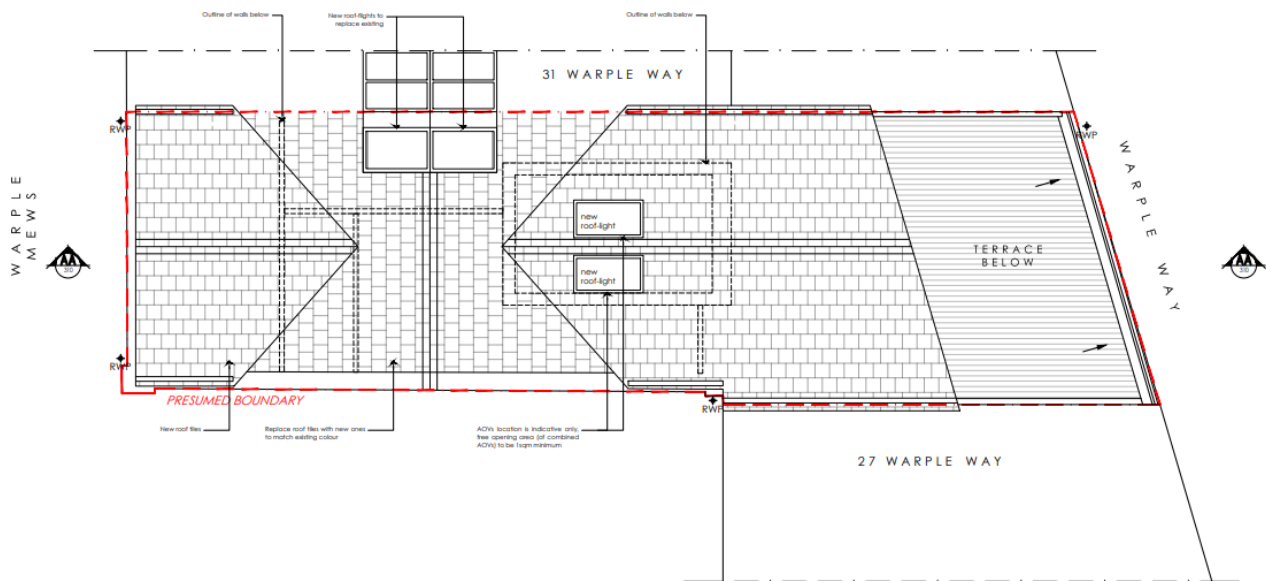
(Image not to scale for indicative purposes only)

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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