



44-48 St. Mary's Road

Ealing, London W5 5EU

**MIXED USE
PROPERTY WITH
DEVELOPMENT
POTENTIAL**

Guide Price:
£1,500,000





Executive Summary



PROPERTY TYPE

Unconsented
Development Site



SIZE

4,218 sqft / 392 sqm



COMMERCIAL / RESIDENTIAL

Both



CLOSEST TRAIN STATION

South Ealing
(0.4 miles)

W

ST MARY'S
ROAD



ST MARY'S ROAD

About St Mary's Road

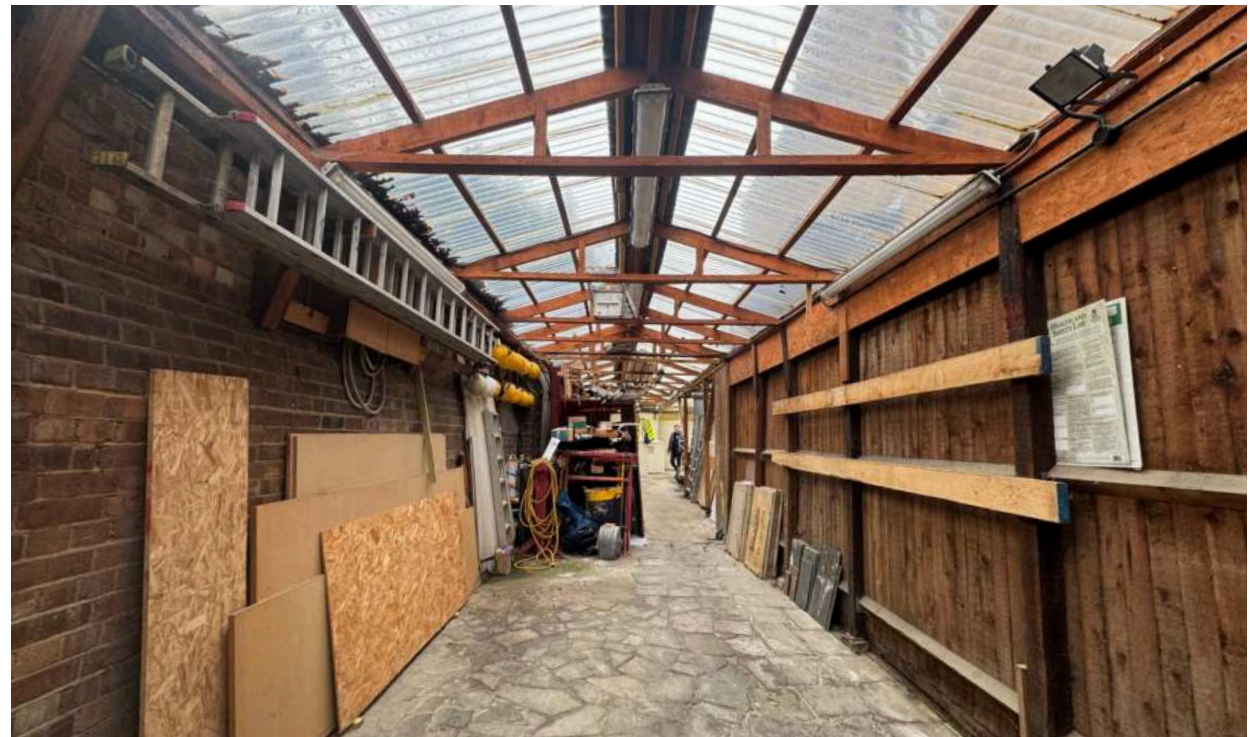
This freehold plot comprises a mixed-use commercial building, alongside a large workshop currently used as a joinery. It measures a total of 4,218 sqft/392 sqm.

No. 44 is let to a hairdressers, who also occupy the 2-bedroom flat above. The ground floor commercial unit measures approximately 515 sqft, and the first-floor residential flat measures 419 sqft.

The joinery, no. 46-48, is currently owner-occupied, and measures a total of 3,284 sqft.

The property offers potential for various uses, and (subject to planning permission) could accommodate a number of residential units.

The site has been under the same ownership for over 20 years and could be sold with vacant possession, or with a new lease in place (for no.44).



An aerial photograph of the Ealing area in London, showing a dense residential neighborhood with a railway line running through it. Several green spaces and parks are visible. Labels with white lines pointing to specific locations are overlaid on the image.

Ealing Broadway

Ealing Common

44-48 St Mary's Road

South Ealing



ST MARY'S
ROAD



THE CLOSEST TRAIN STATION
South Ealing (0.4 miles)



LOCAL AMENITY CLOSEST
The Rose & Crown (0.1 miles)

Location

Located on St Mary's Road, the property is part of a vibrant area in Ealing, offering a variety of local amenities: including several supermarkets, trendy boutiques and independent coffee shops.

There are excellent transport links nearby, with South Ealing Station just a 5-minute walk away for the Piccadilly Line, and Ealing Broadway Station a 15-minute walk for the District, Central, and Elizabeth Lines.

The property also benefits from the proximity to reputable schools, including Grange Primary School and Ealing Independent College.

Floorplans



ST MARY'S
ROAD



(Not shown in actual location / orientation)

Residential Area (Approx.): 38.9 SQM (418.7 SQFT)
Commercial Area (Approx.): 264.7 SQM (2,849.1 SQFT)
Covered Car Port Area (Approx.): 88.3 SQM (950.4 SQFT)



ST MARY'S ROAD

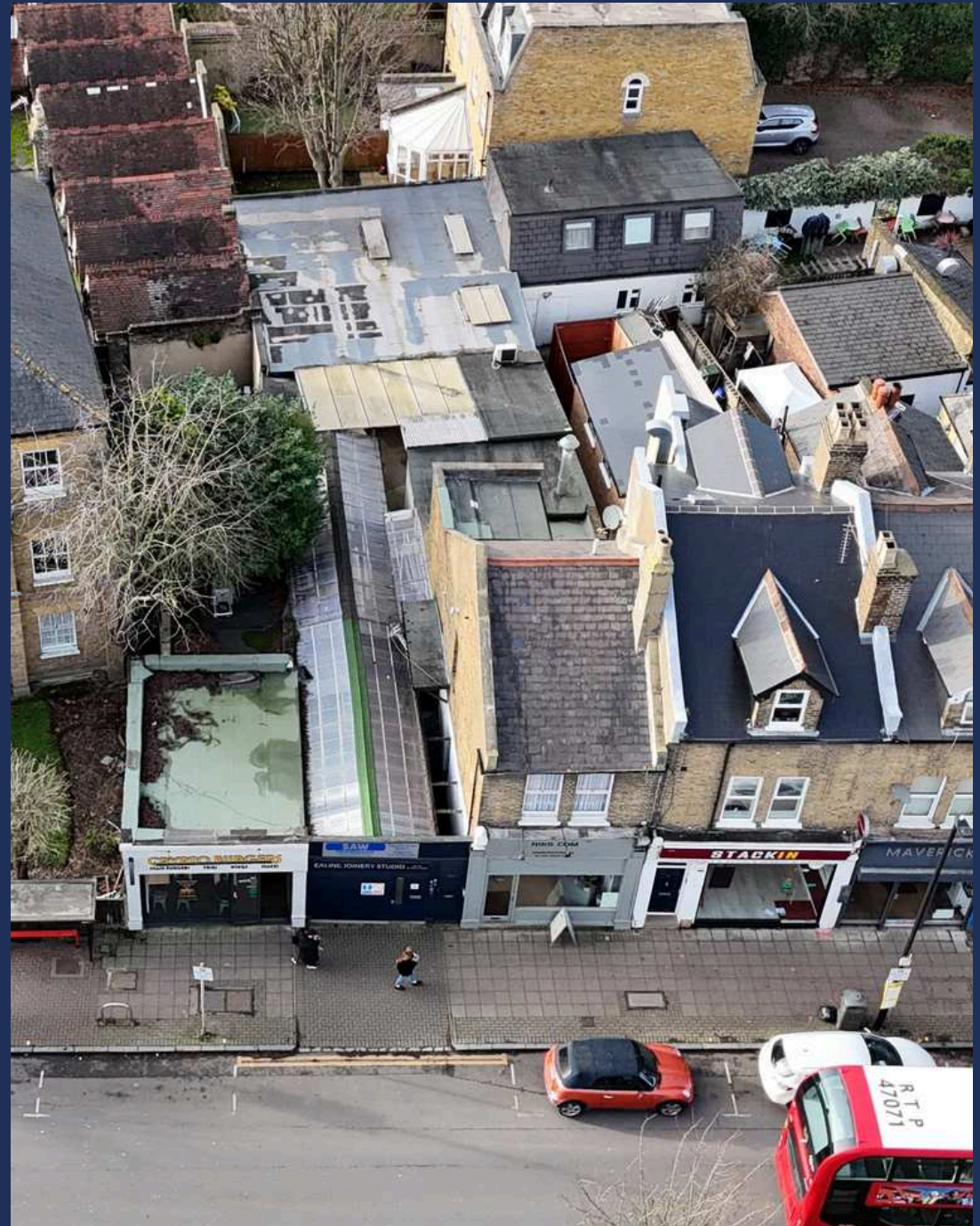
Planning Potential

The existing building comprises both E & B2 class commercial units

There is a residential 2-bedroom flat above (C3)

There is clear development potential for a mixture of houses and flats.

We encourage buyers to conduct their own due diligence on the feasibility of the site.



Further Information:

TENANCIES:

The property is mostly owner-occupied and there are no leases in place. No.44 does have a tenant, but they are currently renting on a flexible basis.

VAT:

The site is not elected for VAT.

PROPOSAL:

Offers in Excess of £1,500,000

VIEWINGS:

Available strictly by appointment only



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