



FOR SALE

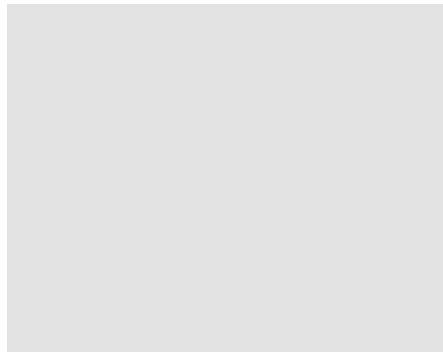
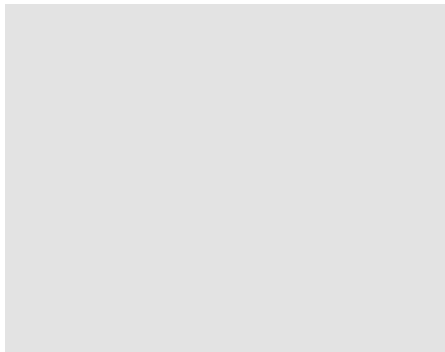
**ROOF & AIRSPACE RESIDENTIAL
DEVELOPMENT OPPORTUNITY**

52-53 The Broadway, Ealing, London, W5 5JN


CSquared

ROOF & AIRSPACE RESIDENTIAL DEVELOPMENT OPPORTUNITY

52-53 The Broadway, Ealing,
London, W5 5JN



- ◆ Roof & airspace development
- ◆ Lapsed planning permission for 8no. apartments over two new floors
- ◆ Conveniently located with good transport links
- ◆ For sale by Fixed Charged Receivers

LOCATION

The property is located in the affluent west London district of Ealing on the south side of The Broadway.

The development opportunity is conveniently located for the surrounding amenities being adjacent to the Ealing Broadway Shopping Centre which contains a wide range of retail, food and beverage uses, whilst Ealing Common and Walpole Park are located less than half a mile to the east and west respectively.

The property has excellent transport links being just a few hundred metres from Ealing Broadway railway station and close to West Ealing, South Ealing and Ealing Common underground and overground stations providing access to central London. Regular underground services also run from South Ealing station to London Paddington and Terminal 4 of Heathrow Airport (via the District and Central lines). The M4 and A4 Great West Road lay nearby to south and A40 / A406 junction is in close proximity to the north.



DESCRIPTION & PLANNING

The proposed development sits above the rear section of 52-53 The Broadway on top of the existing roof.

The airspace has previously been granted planning permission by Ealing Council for 8no. apartments over two storeys, comprising 6no. 1-bedroom units and 2no. 2-bedroom units (ref 192182FUL) with a roof terrace above and access via a communal entrance on the ground floor.

This permission was subsequently amended by a non-material amendment application to alter the configuration to replace one of the 1-bedroom units with a studio (ref 204489NMA).

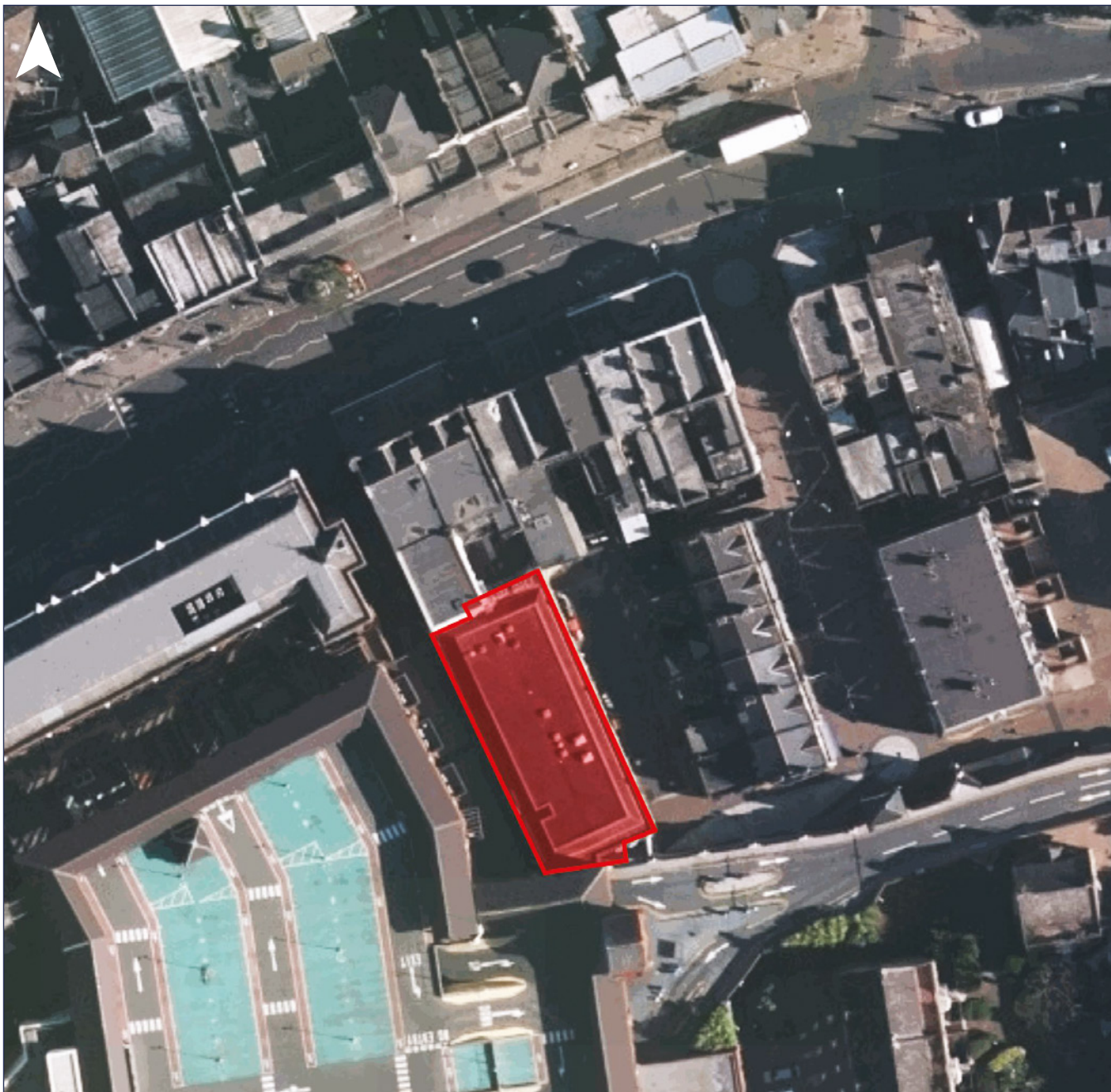
We understand that this consent has now lapsed, but a replacement permission is being applied for imminently.

There may also be the opportunity to develop a larger scheme of duplexes, subject to the necessary statutory consents. Further information is available upon request.

The previously consented accommodation was as follows:

Floor	Configuration	Sq M	Sq Ft
Second	2 bed 1 bath	69.96	753
Second	1 bed 1 bath	55.00	592
Second	1 bed 1 bath	49.98	538
Second	Studio	40.04	431
Second	1 bed 1 bath	51.75	557
Third	2 bed 1 bath	61.69	664
Third	1 bed 1 bath	49.98	538
Third	1 bed 1 bath	49.98	538
Communal areas		428.37	4,611
		99.00	1,066
Total		527.37	5,677





TENURE

The roof and airspace are held on a long lease for a term of 999 years from 18 March 2022.

VAT

To be confirmed.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

INFORMATION PACK

Available upon request.

SALE BY JOINT FIXED CHARGE RECEIVERS

Offered for sale on behalf of Glen Carter and Damian Webb, the Joint Fixed Charged Receivers ('the Receivers'). The Receivers offer no title or collateral warranties associated with this property or transaction. The Receivers act without personal liability.

FURTHER INFORMATION

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