

11-15 Askew Road

W12 9AA

A West London Development &
Investment Opportunity



EXECUTIVE SUMMARY



- An attractive development and investment opportunity located within the London Borough of Hammersmith & Fulham.
- 0.17 acre (0.07 ha) site comprising three four-storey Victorian buildings, together with an additional block to the rear, providing a total of approximately 10,089 sq ft (927 sq m) GIA.
- The property comprises 45 rooms, including a mix of studios, self-contained one-bed units and wheelchair-accessible accommodation. It is understood to fall within Use Class C1, having previously operated as a hotel.
- More recently, it has been used to provide temporary accommodation under a licence agreement with the London Borough of Hammersmith & Fulham, which may constitute a Sui Generis use.
- Offering potential for extension, refurbishment, and conversion (in part or as a whole), subject to the necessary consents.
- Located approximately 0.9 miles (1.4km) from Stamford Brook underground station.
- For sale freehold with the benefit of full Vacant Possession on completion.



Site locations for indicative purposes only.

DESCRIPTION

The site extends to approximately 0.17 acres and is located on the eastern side of Askew Road, at its junction with Clifton Avenue.

The Property comprises three four-storey Victorian buildings, together with an additional block to the rear, providing a total of approximately 10,089 sq ft (927 sq m) GIA. The buildings fall within Use Class C1 (short-stay guest accommodation) having previously been operated as a hotel, however, more recently the property has been operated under a licence with the London Borough of Hammersmith & Fulham for temporary accommodation (Sui Generis).

11 Askew Road comprises 12 en-suite studio rooms, including 4 wheelchair accessible rooms. 13 and 15 Askew Road, which are interconnecting, comprise a total of 25 rooms, including 20 single rooms and five double rooms, two of which benefit from en-suite facilities, with the remainder sharing communal facilities. 7 further wheelchair accessible rooms are located in the rear garden.



Ground Floor - Entrance Hall



Lower Ground Floor - Bedroom



Lower Ground Floor - Ensuite Bathroom



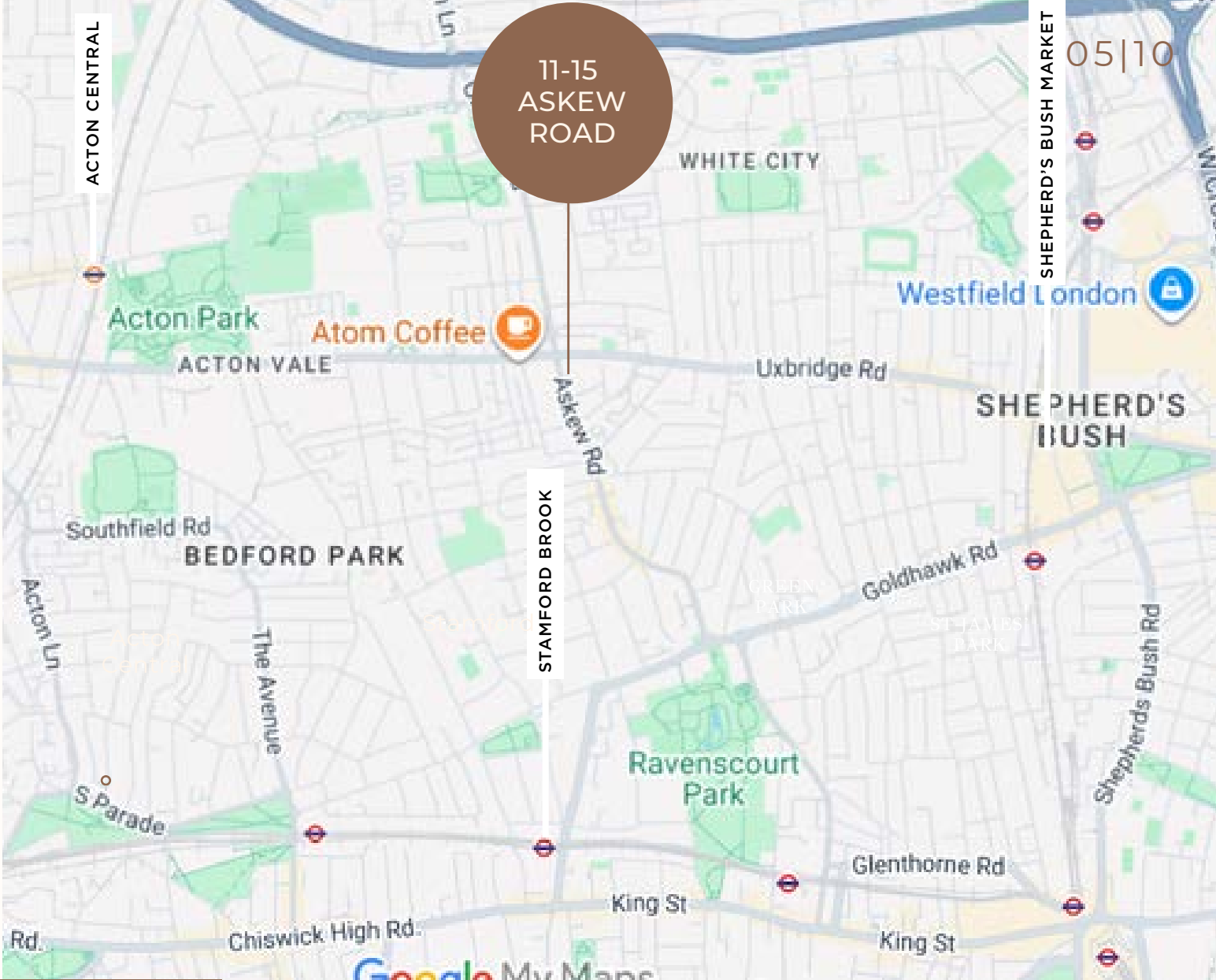
Second Floor - Bedroom

LOCATION & CONNECTIVITY

The property is located on Askew Road, a mixed-use high street in Askew Village, Shepherd’s Bush, linking Uxbridge Road and Goldhawk Road, between Shepherd’s Bush, Acton and Ravenscourt Park.

The area features attractive late Victorian and Edwardian streets with a mix of period terraces, converted flats, and independent shops. Askew Road is known for its strong community feel and diverse selection of retailers, cafés, restaurants, and local services, creating a village-like atmosphere in West London. Amenities include Tesco Express, Co-op, boutique shops, pubs, fitness studios, and well-regarded schools. Nearby green spaces include Wendell Park, Ravenscourt Park, Wormholt Park, and local sports and leisure clubs.

Stamford Brook Underground station (District Line) is around 0.9 miles (1.4 km) south-west, with Goldhawk Road and Shepherd’s Bush Market (Circle and Hammersmith & City Lines) also nearby, providing easy access across Central London. Frequent bus services run along Askew Road and Uxbridge Road to key locations including Hammersmith, Shepherd’s Bush, White City and Acton. The A40 (Western Avenue) offers direct routes to Central London, the M40, M25 and Heathrow Airport.



TRAVEL TIMES

SHEPHERD’S BUSH MARKET STATION
(Circle and Hammersmith & City Lines)
0.9 miles (1.4 km)

Station	Journey Time
Paddington	10 mins
Baker Street	18 mins
King's Cross St Pancras	23 mins

ACTON CENTRAL STATION
(Mildmay Overground Line)
0.9 miles (1.4 km)

Station	Journey Time
Willesden Junction	5 mins
Richmond	13 mins
West Hampstead	13 mins

STAMFORD BROOK STATION
(District Line)
1.2 miles (1.9 km)

Station	Journey Time
Earl's Court	12 mins
Victoria	19 mins
Westminster	22 mins

The Property is served by good transport links. Shepherd’s Bush Market station is approximately 0.9 miles (1.4 kilometres) to the east, Acton Central station is 0.9 miles (1.4 kilometres) to the north west, and Stamford Brook station is 1.2 miles (1.9 kilometres) to the south.

**Journey times from the property using public transport
Source Google and Transport for London

ACCOMMODATION SCHEDULE

The approximate Gross Internal Area of the Property is: **10,089 sq ft (927 sq m)**

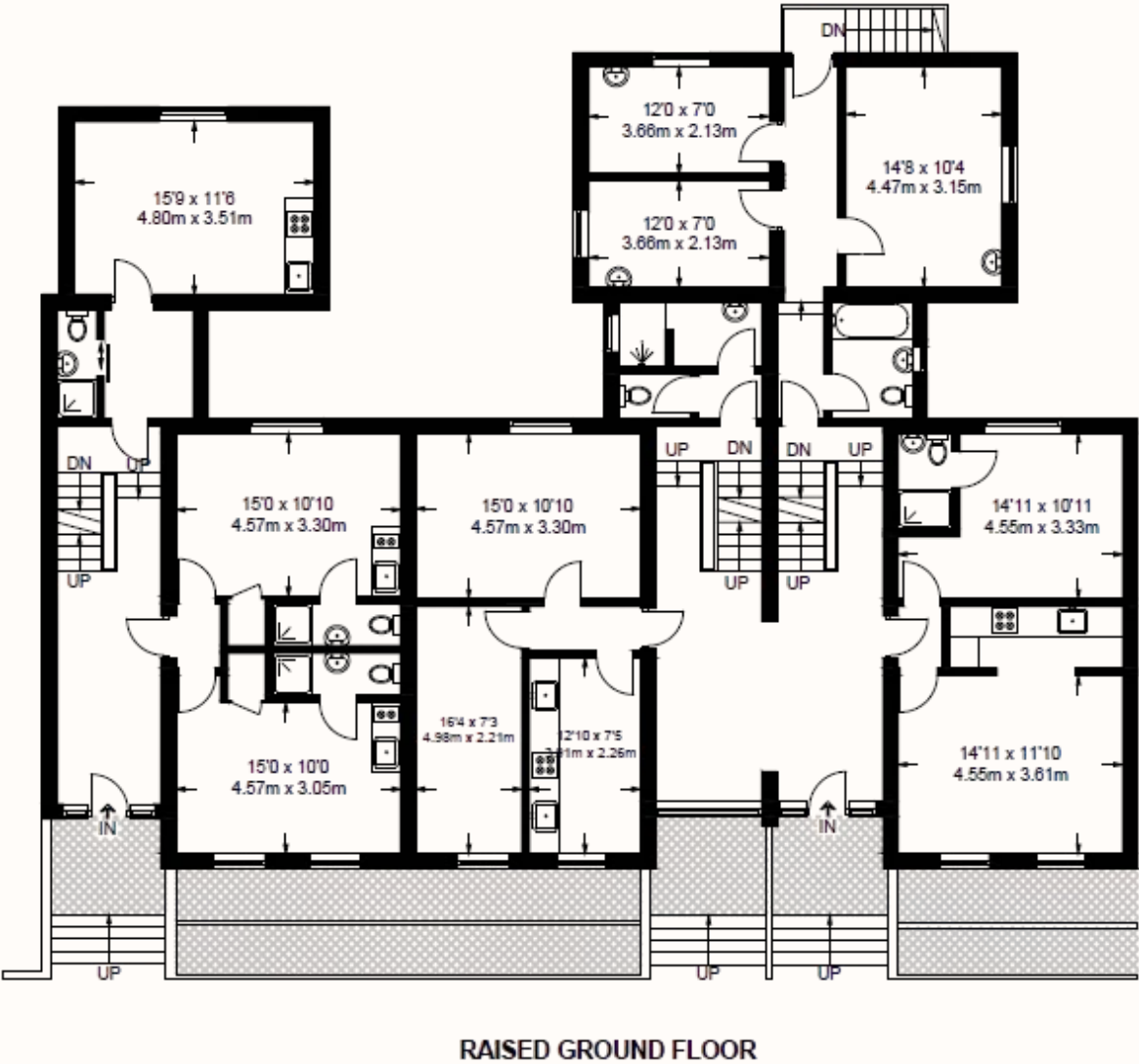
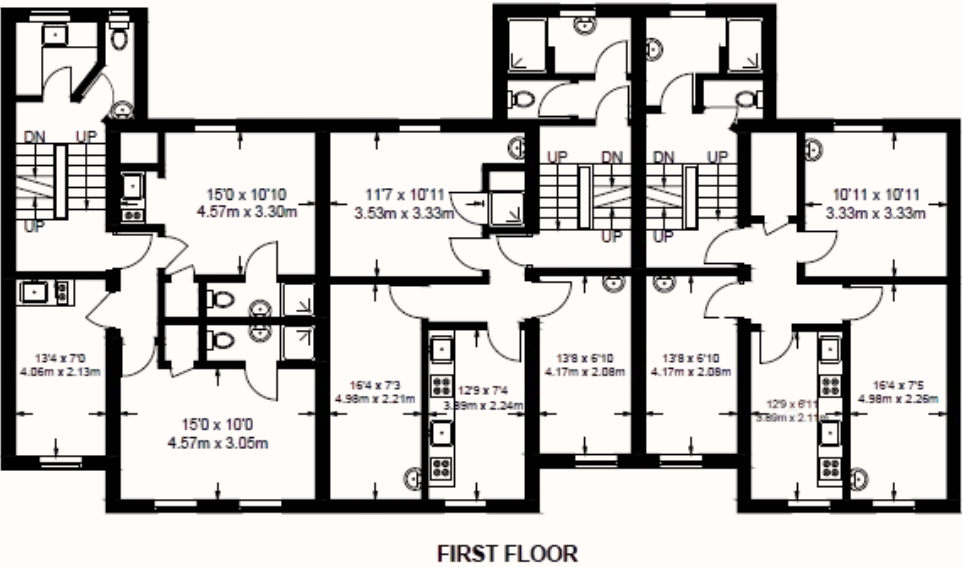
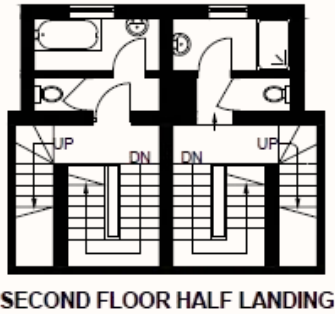
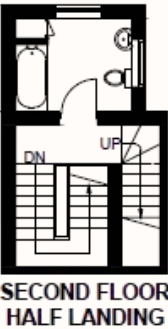
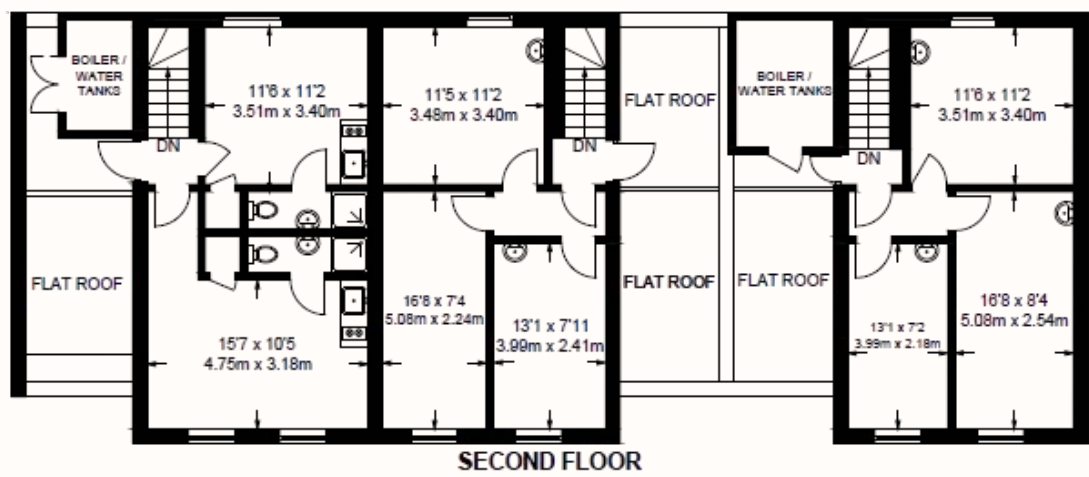
The approximate Net Internal Area of the Property is: **6,190 sq ft (575 sq m)**

Block	Floor	Unit No.	Size sq m	Size sq ft
11	LG	B1	19	209
11	LG	B2	15	162
11	LG	B3	12	130
11	LG	B4	20	215
11	RG	1	14	150
11	RG	2	15	162
11	RG	3	17	181
11	1st	4	14	150
11	1st	5	15	162
11	1st	6	9	93
11	2nd	7	15	163
11	2nd	8	12	128
Total			177	1,906

D	G	D1	13	138
D	G	D2	13	138
D	G	D3	13	138
D	G	D4	13	138
D	G	D5	13	138
D	G	D6	13	138
D	G	D7	13	138
Total			90	964

Block	Floor	Unit No.	Size sq m	Size sq ft
13	LG	1	11	122
13	LG	20	15	165
13	RG	21	11	118
13	RG	23	15	162
13	1st	24	11	118
13	1st	25	12	127
13	1st	26	9	93
13	2nd	27	11	122
13	2nd	28	10	104
13	2nd	29	12	127
15	LG	2	22	238
15	LG	3	14	148
15	LG	5	8	84
15	LG	6	7	75
15	LG	7	8	85
15	LG	8	7	75
15	RG	Caretaker	32	340
15	RG	9	14	152
15	RG	10	8	84
15	RG	11	8	84
15	1st	12	11	119
15	1st	13	9	94
15	1st	14	11	121
15	2nd	15	9	94
15	2nd	16	13	139
15	2nd	17	12	128
Total			308	3,319

EXISTING FLOOR PLANS



EXISTING LICENCE

The Property benefits from an approved HMO licence valid until 19 April 2029, permitting up to 40 occupiers across 26 households.

The London Borough of Hammersmith & Fulham currently uses the building for temporary accommodation on a nightly (per-night) basis, at the following rates:

- Studio and self-contained 1-bedroom units: £50 per night
- Wheelchair accessible units: £68 per night

It is important to note that the HMO Licence is not transferable, as it is only granted to the current licence holder.



Wheelchair Accessible Unit - Bedroom



Wheelchair Accessible Units



First Floor - Bedroom



Rear Garden



Lower Ground Floor - Bedroom



FURTHER INFORMATION

METHOD OF SALE

The Property is for sale freehold on an unconditional basis by way of informal tender (unless sold prior).

SERVICES

The building services are centralised. The purchaser will assume the responsibility of determining whether the current supplies are adequate for the proposed use of the Property following purchase.

VAT

We understand the Property is elected for VAT.

VIEWINGS

Internal viewings are strictly by appointment through the sole selling agent, Savills.

FURTHER INFORMATION

A dedicated project data room has been set up and interested parties are able to register for login details at:
https://sites.savills.com/11_15AskewRoad/

CONTACTS

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