

THE
OLD
OAK

WEST KENSINGTON

OVERVIEW

A unique opportunity to acquire a mixed-use building close to the heart of West Kensington, featuring a commercial unit on the ground and lower ground floors, with planning permission for residential extension and conversion above. The approved plans allow the overall property to be arranged over five floors, comprising a substantial commercial space with cellar on the lower levels, and five residential apartments across the upper floors, consisting of three two-bedroom apartments and two one-bedroom apartments.

This versatile building presents an excellent opportunity for property developers to create a modern, high-quality residential development in a much sought-after location.

Ground and Lower Ground Floors:

The ground and lower ground floors, formerly a public house, are pending planning approval for commercial re-classification to Class E use. This would open the door to a range of commercial activities. Together these floors are 2,174 square feet (202 square metres), offering a flexible space for commercial use with potential for further development (subject to the necessary consents).



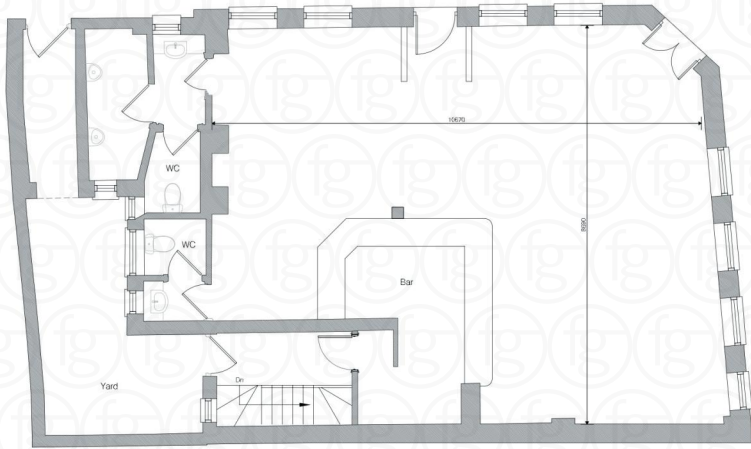
- Development opportunity
- Full Planning Permission
- Mixed Use Freehold
- Planning to extend and add five new build apartments in addition to the commercial interest
- Asset held in a Special Purpose Vehicle (SPV)



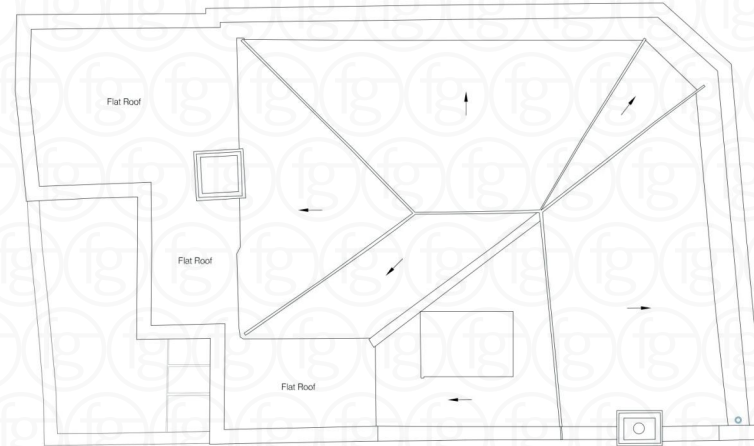
THE OLD OAK
WEST KENSINGTON

A UNIQUE OPPORTUNITY TO ACQUIRE A MIXED-USE BUILDING CLOSE TO THE HEART OF WEST KENSINGTON

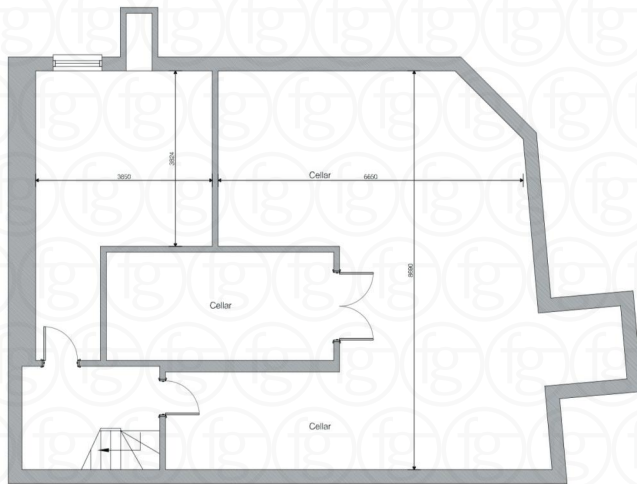
EXISTING FLOOR PLANS



GROUND FLOOR PLAN



ROOF PLAN



LOWER GROUND FLOOR PLAN



FIRST FLOOR PLAN

LOWER GROUND:
95 Sq M (1,022 Sq ft)

GROUND FLOOR:
107 Sq M (1,152 Sq ft)

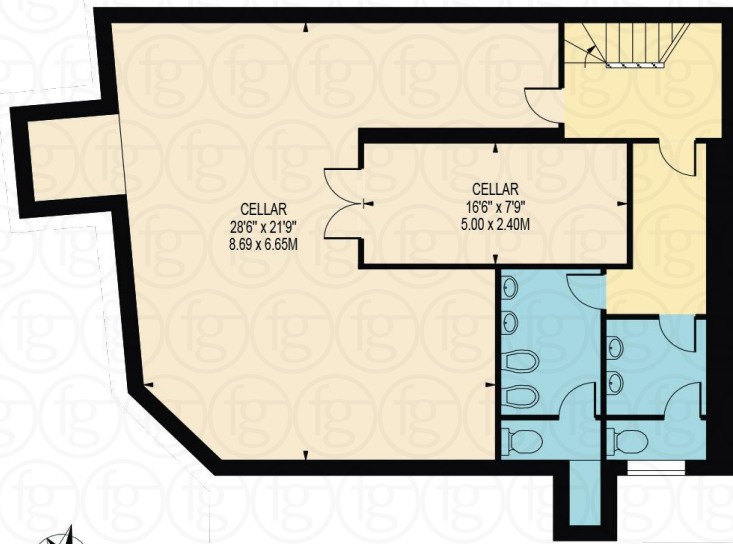
FIRST FLOOR:
115 Sq M (1,238 Sq ft)

TOTAL:
317 Sq M (3,412 Sq ft)

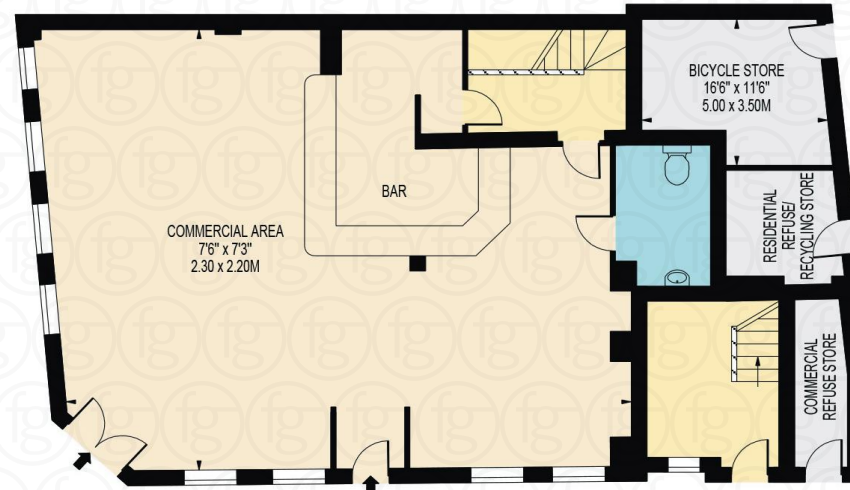
BUILDING FOOTPRINT:
128 Sq M (1,378 Sq ft)

TOTAL SITE AREA:
147 Sq M (1,582 Sq ft)





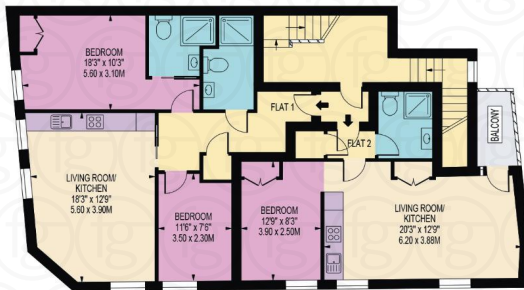
LOWER GROUND FLOOR



GROUND FLOOR



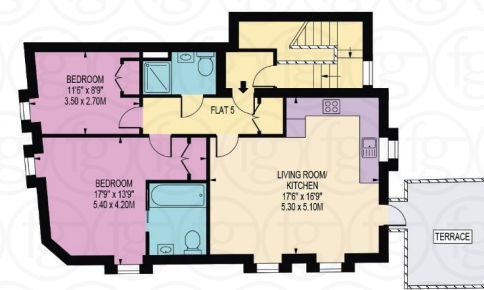
PROPOSED FLOOR PLANS FOR NEW LAYOUT (PLANNING APPROVED)



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

Floor plans (for illustrative purposes only)

Drawn in accordance with RICS guidelines these plans are for guidance only and do not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement. Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of any lease and service charge (if applicable) have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.

COMMERCIAL UNIT
GROSS INTERNAL FLOOR
AREA (approx.)
2091 Sq ft (194 Sq M)

RESIDENTIAL UNIT
GROSS INTERNAL FLOOR
AREA (approx.)
3412 Sq ft (317 Sq M)

GROSS INTERNAL FLOOR
AREA (approx.)
5468 Sq ft (508 Sq M)

Incl. Commercial & residential unit
RESIDENTIAL EXTERNAL
FLOOR AREA (approx.)
194 Sq ft (18 Sq M)
Incl. Terrace & balcony

TENURE: Freehold

PRICE: £2,000,000

LOCAL AUTHORITY
Hammersmith & Fulham

RATEABLE VALUE
£17,400

COUNCIL TAX: TBC



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