

GLPG



5 & 7

MADELEY ROAD · EALING · W5 2LA

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- 01 Consented scheme
- 02 Part-conversion, part-new-build
- 03 12 apartments, 2 contemporary garden villa houses
- 04 Ealing Broadway, 0.2 miles
- 05 *O.I.E.O £4.5m*



PROPOSED FRONT ELEVATION, CGI

The *Opportunity* at a glance.

A consented part-conversion, part-new-build opportunity to deliver fourteen high-quality residential units in one of West London's most established residential locations.

SITE	CONSENTED UNITS	NET INTERNAL AREA	OFFERS IN EXCESS OF
0.38 AC 0.155 hectares, comprising two substantial detached Victorian buildings.	14 12 apartments and 2 houses across both addresses.	11,527 SQFT Approx. 1,070.9 sqm of proposed accommodation.	£4.5 M Freehold · vacant possession · informal tender.

- 0.38-acre (0.155 ha) **freehold site** comprising two substantial Victorian buildings (1888) at **Ealing Broadway**.
- Full planning consent granted **February 2026** across two linked applications for 14 dwellings (12 apartments, 2 houses) (Ref: 254551FUL & 254550FUL).
- **12 apartments** - 4 × studio, 2 × one-bed, 4 × two-bed and 2 × three-bed, of approximately **750.1 sqm (8,073 sqft)** NIA.
- **2 x four-bedroom (+ study) contemporary garden villa houses** of approximately 320.8 sqm (3,454 sqft), bringing total scheme NIA to **1,070.9 sqm (11,527 sqft)**.

- **PTAL 6a**, Ealing Broadway Station (Elizabeth, Central and District lines) approximately 0.2 miles distant.
- Estimated CIL of **£51,240**, with no S106 financial contributions and no affordable housing obligation.
- **Freehold**, sold with **vacant possession**.



One of West *London's* principal addresses.

Rated PTAL 6a, Ealing Broadway Station lies approximately 0.2 miles from the site, providing direct access to the Elizabeth, Central and District lines.

The Elizabeth line offers direct connections to Central London, the City, Canary Wharf and Heathrow Airport, making the location well suited to commuters. The property is within walking distance of Ealing Broadway town centre, which provides a wide range of retail, leisure and dining facilities, including the Ealing Broadway Shopping Centre, supermarkets, cafés, restaurants and a cinema.

The area also benefits from a range of local independent businesses and everyday services. Several open green spaces are nearby, including Walpole Park, a Grade II listed park extending to approximately 28 acres.

The surrounding area is characterised by established residential streets, a range of educational facilities and strong public transport links, making North Ealing one of West London's principal residential locations.

JOURNEY TIMES · FROM EALING BROADWAY

Paddington	8 mins
Bond Street	11 mins
Liverpool Street	17 mins
Heathrow Airport	17 mins
Canary Wharf	21 mins

The *Site*.

Two substantial detached villas set within a generous plot, occupying the full depth between Madeley Road and the rear boundary.

Combined existing residential accommodation extends to 2,431 sqft NIA at 5 Madeley Road and 2,228 sqft NIA at 7 Madeley Road, with corresponding house GIAs (including communal areas) of 2,799 sqft and 2,520 sqft respectively.

SITE AREA

0.38 acres (0.155 ha)

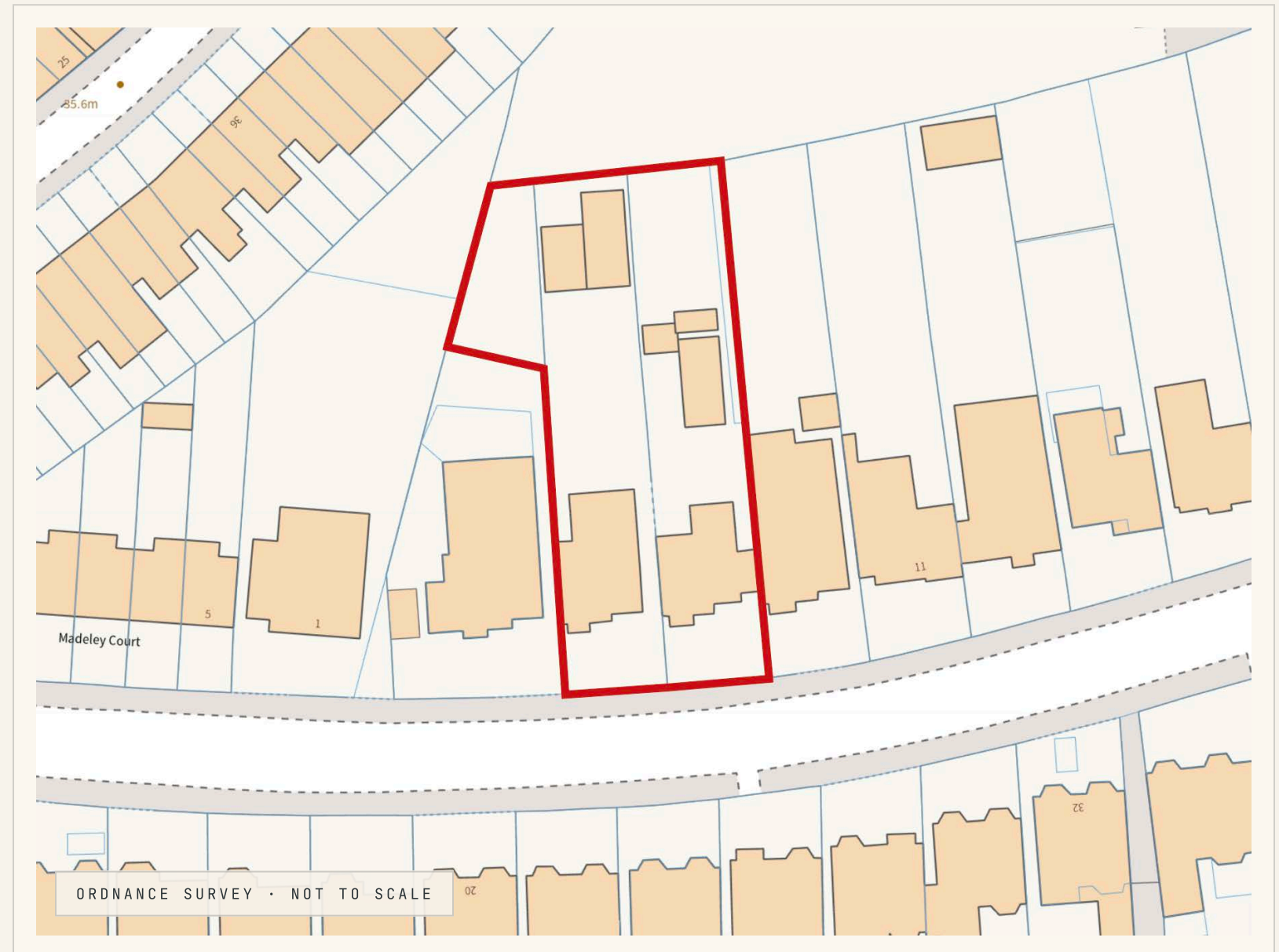
FRONTAGE

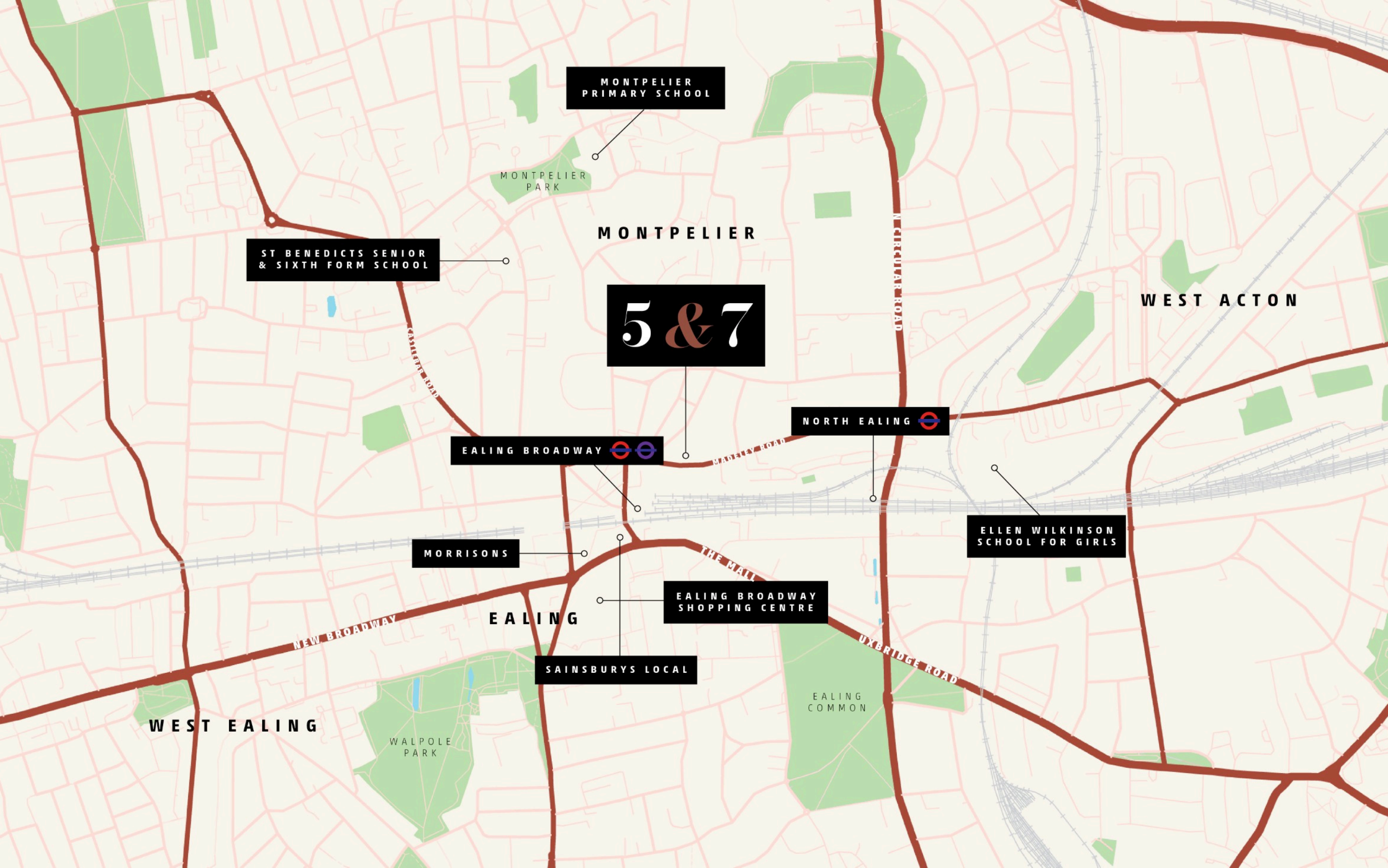
Madeley Road

TENURE

Freehold

— SITE BOUNDARY EDGED RED, FOR INDICATIVE PURPOSES ONLY





MONTPELIER
PRIMARY SCHOOL

MONTPELIER
PARK

MONTPELIER

5 & 7

ST BENEDICTS SENIOR
& SIXTH FORM SCHOOL

WEST ACTON

NORTH EALING

EALING BROADWAY

ELLEN WILKINSON
SCHOOL FOR GIRLS

MORRISONS

EALING BROADWAY
SHOPPING CENTRE

EALING

SAINSBURYS LOCAL

EALING
COMMON

WEST EALING

WALPOLE
PARK

NEW BROADWAY

THE MALL

UXBRIDGE ROAD

N. CIRCULAR ROAD

MADEIRA ROAD

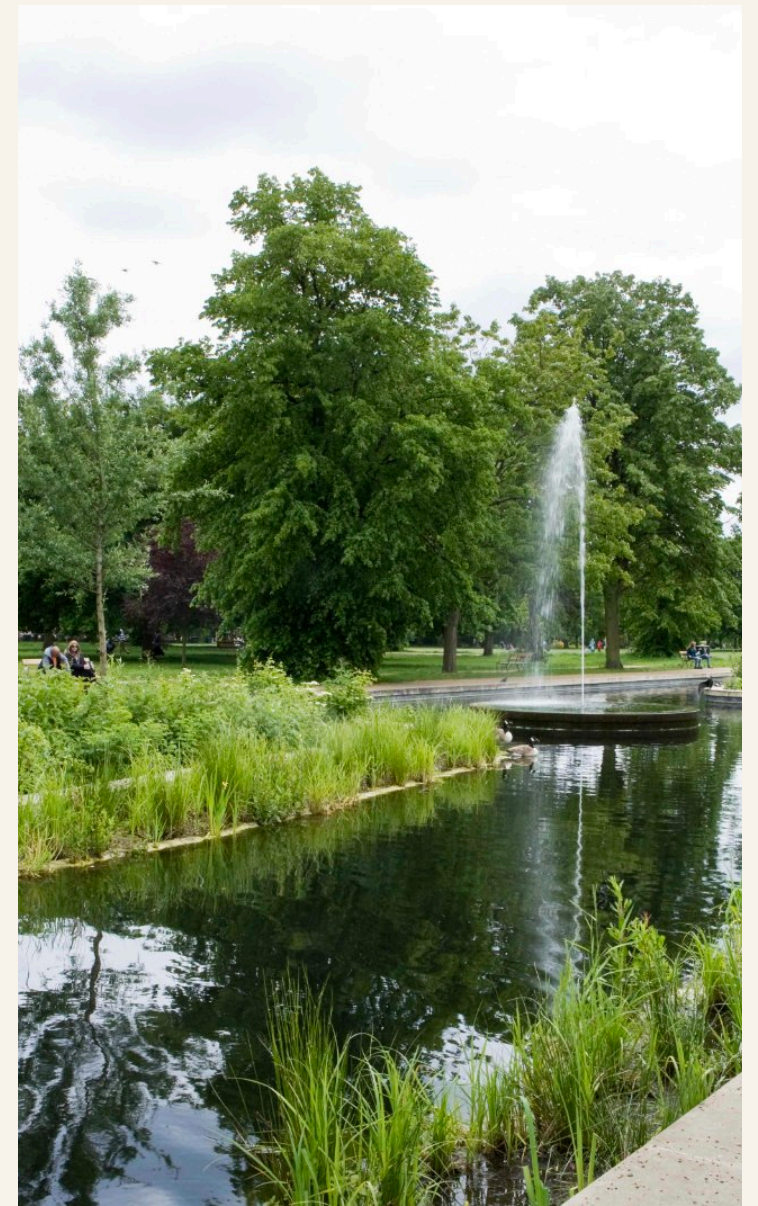
GALFORD ROAD



Ealing Broadway, Town Centre



Elizabeth, Central & District Lines



Walpole Park, 28 acres

Consented in *February* 2026.

Planning permission was granted in February 2026 across two linked applications: **5 Madeley Road** (254551FUL): conversion and extension to create 6 apartments and 2 four-bedroom (+ study) garden villa houses to the rear; and **7 Madeley Road** (254550FUL): conversion and extension to create 6 apartments.

The consented scheme comprises 12 apartments (4 studio, 2 one-bedroom, 4 two-bedroom and 2 three-bedroom) and 2 four-bedroom (+ study) garden villa houses, with a total NIA of approximately 1,070.9 sqm (11,527 sqft). All units comply with London Plan space standards.

The development provides 16 cycle spaces and **3 off-street parking spaces** for the family apartments, while the two new-build garden villa houses benefit from **residents' parking permits**. Each dwelling benefits from private or communal amenity space.

There are no S106 financial contributions, however a Section 106 Agreement requires both buildings to be constructed concurrently, with neither capable of occupation until both are fully complete, preserving architectural coherence and ensuring coordinated delivery.

ENHANCED LAYOUT OPPORTUNITY

Potential to increase the approved NIA by approximately **42.6 sq m (459 sq ft)** through revised second floor layouts. Updated plans are available within the data room.

PLANNING SUMMARY

<i>5 Madeley Road</i>	254551FUL
<i>7 Madeley Road</i>	254550FUL
<i>Estimated CIL</i>	£51,240
<i>S106 Financial</i>	None

NO.	TYPE	STOREY	BEDS	SQM	SQFT
5 MADELEY ROAD · CONVERSION AND EXTENSION & HOUSES					
01	<i>Apartment</i>	Ground	2B 3P	67.0	721
02	<i>Apartment</i>	Ground	3B 5P	90.3	972
03	<i>Apartment</i>	First	2B 4P	76.5	823
04	<i>Apartment</i>	First	1B 2P	52.0	560
05	<i>Apartment</i>	Second	Studio	39.4	424
06	<i>Apartment</i>	Second	Studio	37.5	404
07	<i>Garden Villa</i>	Two storey	4B + study	160.4	1,727
08	<i>Garden Villa</i>	Two storey	4B + study	160.4	1,727
7 MADELEY ROAD · CONVERSION AND EXTENSION					
09	<i>Apartment</i>	Ground	3B 4P	92.0	990
10	<i>Apartment</i>	Ground	2B 4P	87.0	936
11	<i>Apartment</i>	First	1B 2P	57.4	618
12	<i>Apartment</i>	First	2B 4P	72.5	780
13	<i>Apartment</i>	Second	Studio	38.0	409
14	<i>Apartment</i>	Second	Studio	40.5	436
<i>Total Net Internal Area</i>				1,070.9	11,527*

* Revised architect's layouts indicate a potential increase of approximately 42.6 sq m (459 sq ft). Refer to the data room for further details.

Restored fabric. *Considered* new build.

THE EXISTING BUILDINGS · 1888

Both buildings were constructed in **1888** and are included on Ealing's 2014 List of Buildings of Facade or Group Value.

The consented scheme retains and restores the original front elevations, replacing all existing uPVC windows with double-glazed timber sash windows and reinstating the period character of the terrace.

Rear and roof extensions to both buildings are finished in yellow facing brick to match the existing fabric, with clay tile pitched roofs where appropriate.

THE GARDEN VILLA HOUSES · NEW BUILD

The two new houses to the rear of No. 5 are designed as contemporary two-storey semi-detached dwellings with flat green roofs.

External materials include **Grespania stone cladding**, **Kolumba brickwork** and full-height aluminium glazed doors.

At a maximum height of **6.3 metres**, the houses are subservient in scale to surrounding properties, with a minimum **21-metre separation** maintained to neighbouring dwellings.

HERITAGE

1888

Original facades retained & restored

CLADDING

Grespania & Kolumba

Stone & brickwork to the houses

VILLA HEIGHT

6.3_M

Subservient to neighbouring scale

SEPARATION

21_M

Minimum distance to dwellings



5a

CGI OF PROPOSED SCHEME

No. 5 *Madeley* Road.

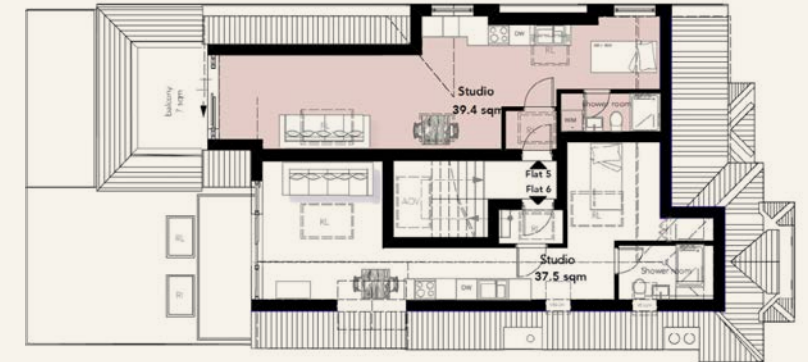
01 Ground Floor



02 First Floor



03 Second Floor



**Enhanced second floor layouts can be found in the data room.*

The *Garden Villa* Houses.

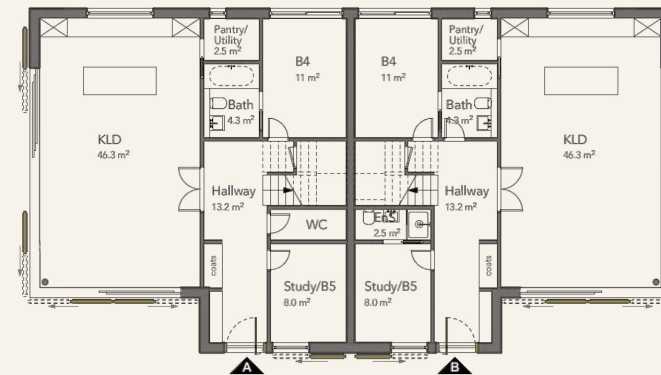
To the rear of No. 5, two new-build, two-storey semi-detached **four-bedroom (+ study) garden villa houses** are arranged around a landscaped garden, each extending to approximately **160.4 sqm (1,727 sqft)**.

Designed with flat **green roofs** and finished in Grespania stone cladding and Kolumba brickwork, the houses sit subservient to their surroundings at a maximum height of 6.3 metres, with a minimum 21-metre separation to neighbouring dwellings.

Both garden villa houses benefit from **residents' parking permits**, with three off-street parking spaces serving the family units to the front.

TYPE	2 × 4-bed (+ study)
AREA, EACH	160.4 sqm / 1,727 sqft
ROOF	Flat green roof
PARKING	Residents' permits

01 Ground Floor



02 First Floor



No. 7 *Madeley* Road.

01 Ground Floor



02 First Floor



03 Second Floor



OFFERS IN EXCESS OF

£4,500,000

For sale freehold with vacant possession, by way of informal tender, unless sold prior, subject to contract.

01

VAT

Not Elected.

It is our understanding that the property is not elected for VAT.

02

FURTHER INFORMATION

Data Room.

Further information and associated documents can be found at the dedicated data room.

sites.savills.com/madeleyroad

03

CAPITAL ADVISORY

From underwriting to drawdown.

GLPG's in-house Capital Advisory Team is purpose-built to support Sponsors with their financing requirements, ensuring debt, at required leverage, is delivered in the most efficient manner.

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For further *information*, please get in touch.

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