

# Westbourne Park

## 29 Alexander Street, London, W2 5NU



Attractive Office For Sale with Rear Courtyard – 1,115 sq. ft

Class E Use & Permitted Development to Residential (Class C3) Granted



## HIGHLIGHTS

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- Ground and Lower Ground Floor totalling 1,115 sq. ft. (excluding vaults).
- Rear Courtyard.
- Currently Class E use.
- Permitted Development to C3 granted.
- Well suited to owner occupiers and developers.
- New 999-year lease or Share of Freehold available by negotiation.
- To be sold with short term income or Vacant Possession.
- Not Elected for VAT.
- Offers sought IRO £950,000.



## LOCATION

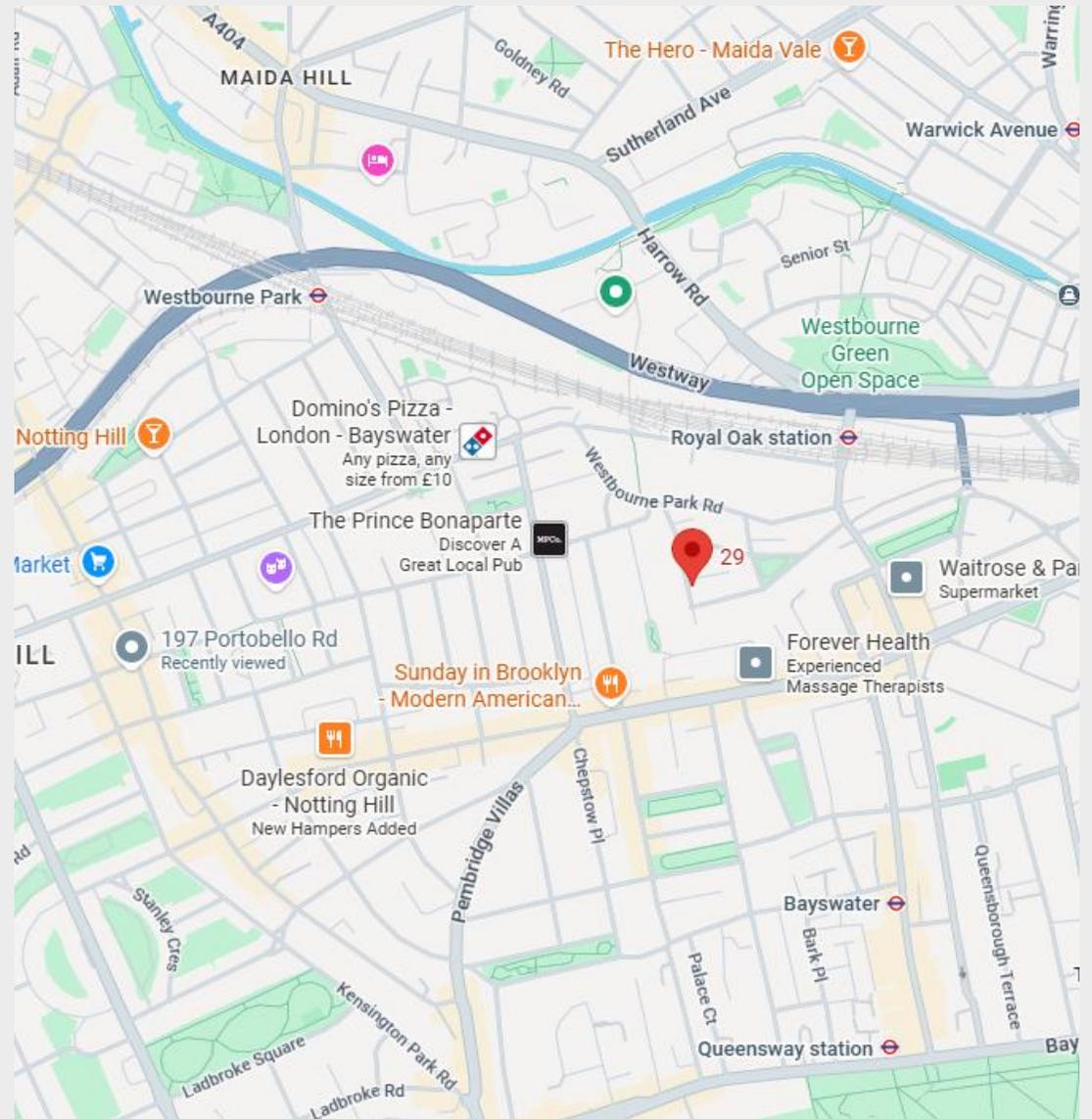
29 Alexander Street is a prestigious mainly residential road located within the W2 postcode in Westbourne Park.

The street is characterised by attractive period terraces and converted townhouses.

The property benefits from proximity to the independent cafés, neighbourhood pubs and convenience retail of Westbourne Park and nearby Ledbury Road, together with the wider retail and leisure offering of Paddington, Bayswater and Queensway.

Transport connections are excellent. Westbourne Park Station is within easy walking distance, providing Circle and Hammersmith & City line services. Royal Oak Station is also nearby, while Paddington Station offers National Rail services, the Elizabeth Line, Heathrow Express and multiple Underground lines, giving rapid access to the West End, the City, Canary Wharf and Heathrow Airport. Road access to the A40 (Westway) provides convenient vehicular links to central London and the M40 corridor.

Hyde Park is situated to the south, offering extensive open space and recreational facilities.



## DESCRIPTION

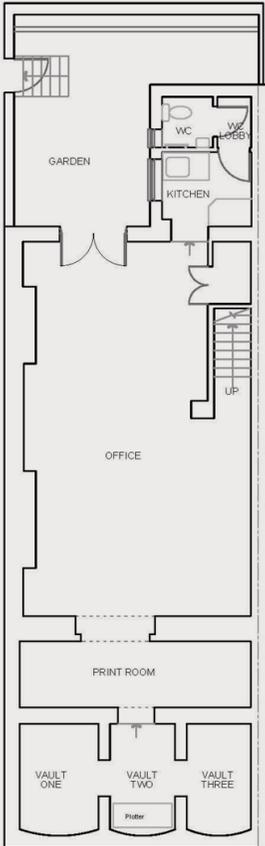
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The property comprises a self-contained ground and lower ground floor office with windows to the front and rear and with direct access from Alexander Road. The property further benefits from a rear courtyard accessed from the lower ground floor, and with its own street access. There are under street vaults to the front of the property.

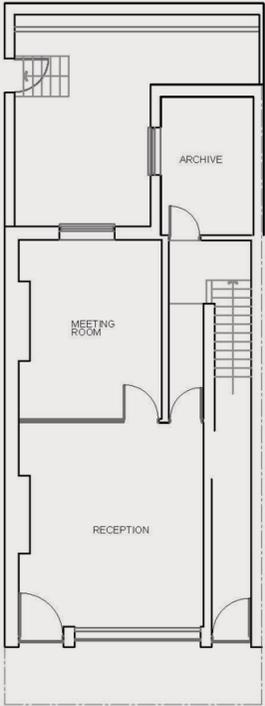
The unit is approximately 1,115 sq. ft. (excluding Vaults 1,247 sq.ft. including the vaults).



# FLOORPLANS



LOWER GROUND FLOOR PLAN



GROUND FLOOR PLAN



PDF Plans of the proposed & current scheme are available on request.

## TERMS

### TENURE

A new 999-year lease or share of Freehold

### TENANCY

The property is currently let to an architect on a flexible lease outside the act and can be sold with Vacant possession or with short term income.

### PLANNING

The unit benefits from planning permission for Classes E and has prior approval for change of use to Class 3 residential. Full information available on request.

### VAT

The building is not registered for VAT.

### EPC

Available on request

### PROPOSAL

Offers IRO £950,000



For more information please contact Ascent RE  
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