

5 CANHAM MEWS

ACTON W3 7SR

FOR SALE

CLASS E FREEHOLD BUILDING
CURRENTLY FITTED AS
RECORDING STUDIOS

BENEFITTING FROM CAR
PARKING AND PLANNING
PERMISSION FOR RESIDENTIAL
CONVERSION

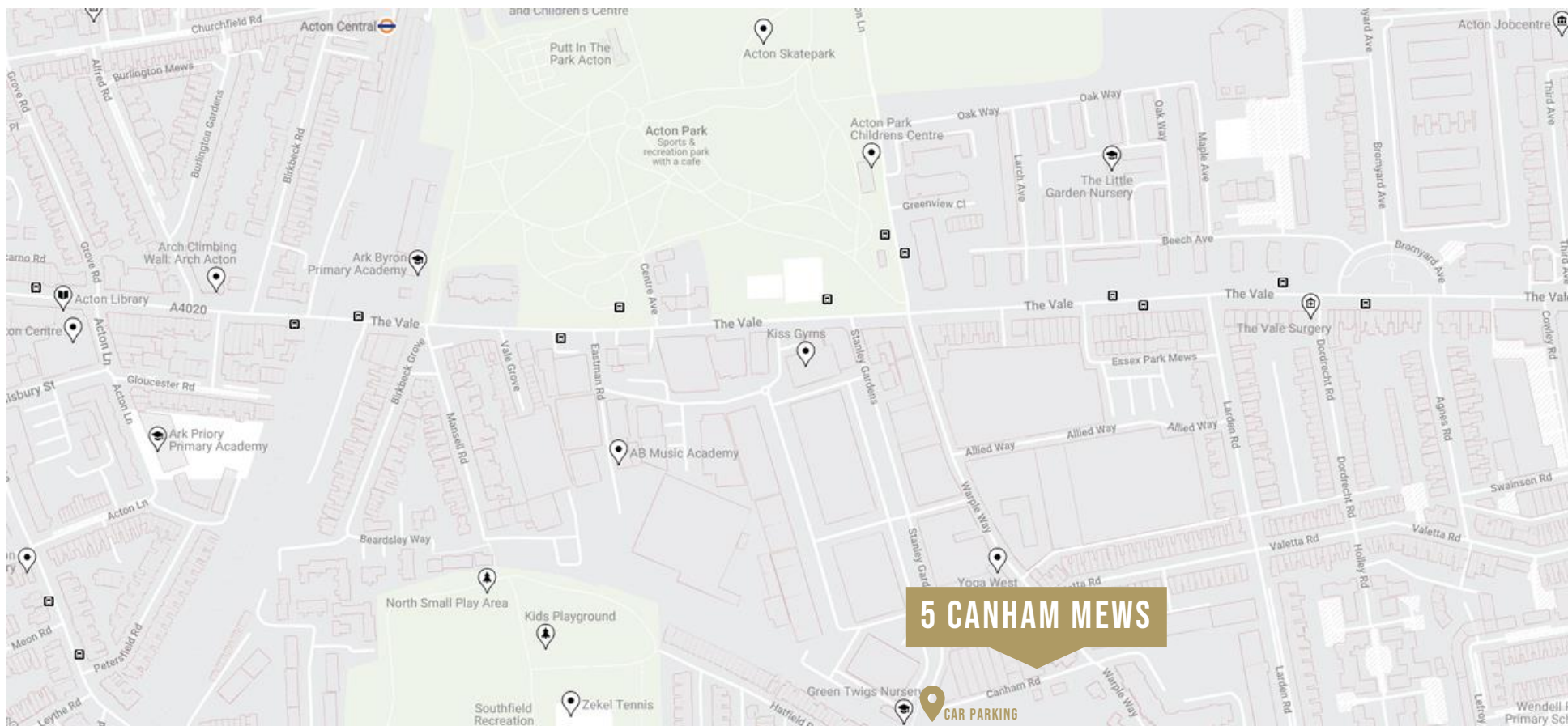


LOCATION

Canham Mews is located between Acton and Shepherd's Bush, just off The Vale which is a main thoroughfare into Central London.

The property is located approximately 6.3 miles away from the West End and 8.7 miles away from the City of London. Acton Central (Overground) is within a few minutes walking distance to the property providing regular service into Willesden Junction (Bakerloo). From Willesden Junction there are regular services into Oxford Circus with a journey time of approximately 23 minutes.

The Westway/Western Avenue (A40) is found a few minutes north of the property providing convenient access to and from central & northwest London.



DESCRIPTION

The property is arranged over ground, first and mezzanine floors, currently fitted out as recording studios with ancillary offices/storage. The property has been used as a recording studio since 2004.

The property sits behind a secure gated frontage, with 2 car parking spaces held on a long leasehold interest, located on the corner of Canham Road and Stanley Gardens.

PLANNING CONSENT

Planning permission was granted on 1st March 2020 for the construction of 3 self-contained residential units with associated cycle parking, private amenity space and refuse storage. The flats will be constructed above the existing recording studios at 2nd, 3rd and 4th floors, creating a 5-floor building in total.

There was a prior consent to convert the existing ground and first floors to residential.

Further information on the planning consent can be found on Ealing Council.

<https://pam.ealing.gov.uk/online-applications/>

REF - PAN/2014/2929

PROPOSED FLOOR AREAS

Floor	Use	SQFT NIA/NSA	SQM NIA/NSA
Third & Fourth	Residential (2 bed)	1,007	93.55
Third	Residential (1bed/studio)	398	37.00
Second	Residential (2 bed)	760	70.61
First	Commercial	885	82.25
Ground	Commercial	861	80.03
Total		3,911	363.44

EXISTING FLOOR AREAS

Floor	SQFT NIA	SQM NIA
Mezzanine*	416	38.69
First	885	82.25
Ground	861	80.03
Total	2,162	200.97

* Mezzanine level has restricted head height.

Note: The above floor areas have been provided by the Vendor and their architect. All interested parties should verify this information as part of their due diligence.

TENURE

Freehold (The car parking spaces are held on a Long Leasehold interest at Peppercorn Ground Rent).

LEGAL COSTS

Each party are to bear their own legal costs.

EPC

Available upon request.

GUIDE PRICE

Offers in excess of £1,250,000 (One Million, Two Hundred & Fifty Thousand Pounds), Subject to Contract.

VAT

The property is elected for VAT.

CONTACT

Viewings and further information can be obtained from Sole Agents of **ROBERT IRVING BURNS**.

Nick Sherling

nick.s@rib.co.uk
0207 927 0649

Damien Field

Damien@rib.co.uk
020 7927 0620



ROBERT IRVING BURNS

19 Margaret Street, London W1W 8RR T 0207 637 0821 E props@rib.co.uk

Misrepresentation Act. 1967. These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is no way guaranteed. January 2023.