



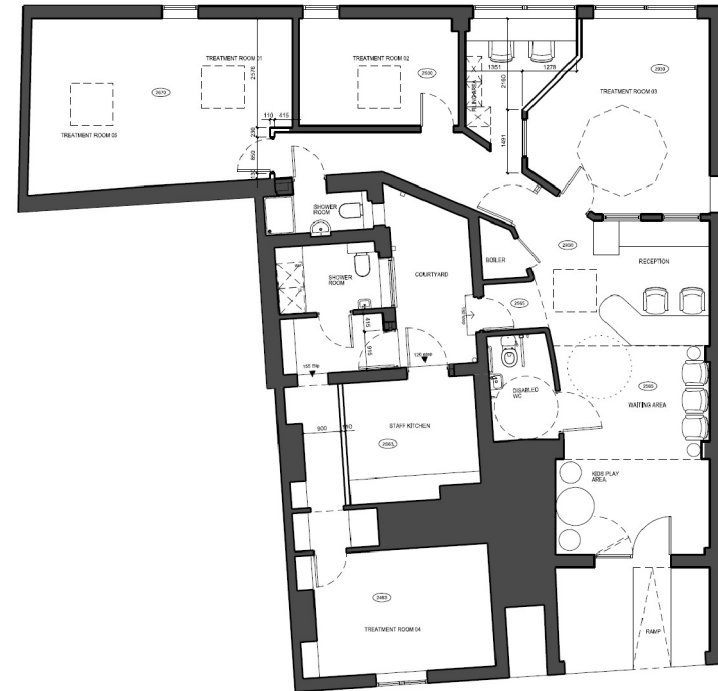
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Ground Floor Freehold Building
2 ST. PETERS ROAD, LONDON, W6 9BD
1,283 SQ FT (119.19 SQ M)

Ground floor freehold property available with vacant possession.

KEY POINTS

- Freehold with ground rent from flat above
- Ideal for health, clinic and wellness uses
- Ground Floor
- Self Contained
- Small external courtyard
- Potential may exist for change of use



LOCATION

Situated close to St Peter's Square, an elegant Georgian Square of mostly Grade II listed residential properties, the area lies just north of the River Thames. Notable landmarks within the conservation zone include the mid-1800s St Peter's Church and the Draped Woman sculpture.

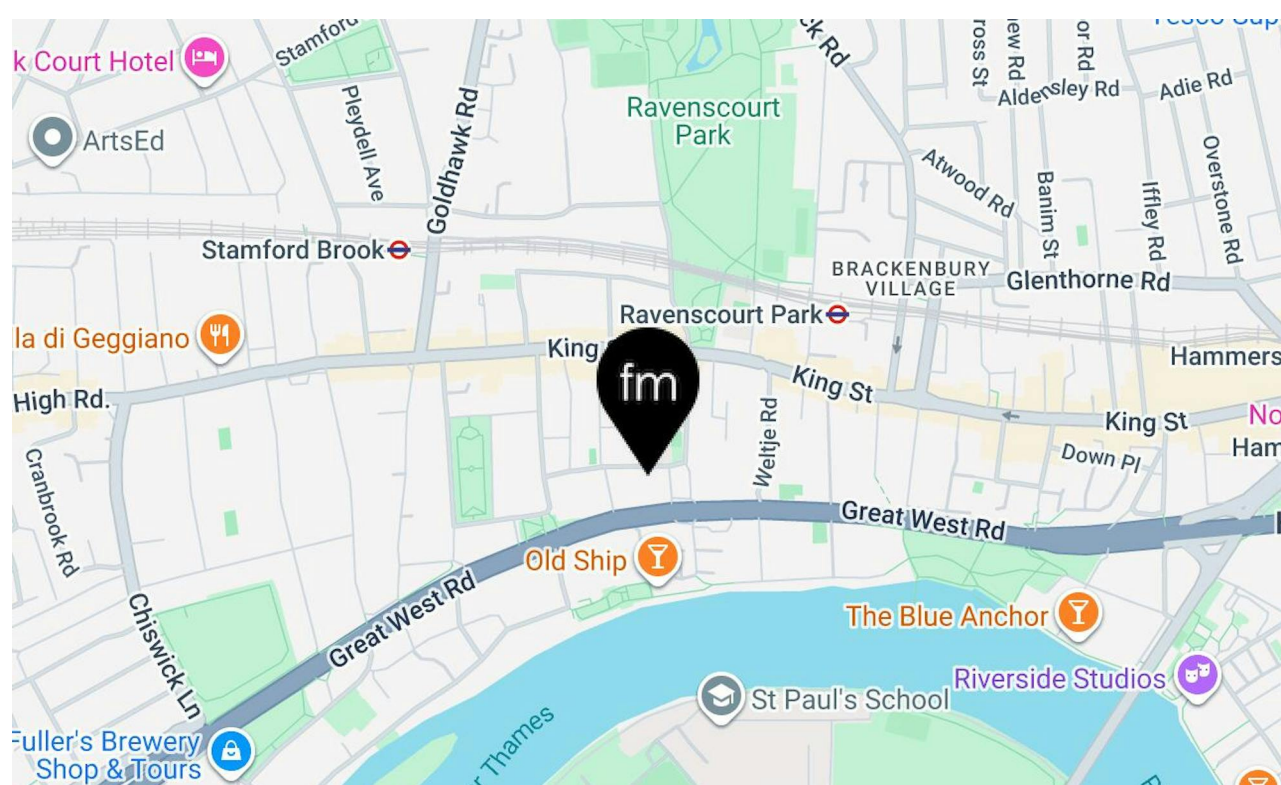
Stamford Brook Underground Station (District Line) is an eight minute walk away. There are bus routes along Chiswick High Road toward Chiswick and Hammersmith and the A4 for the west and Central London is via Weltje Road.

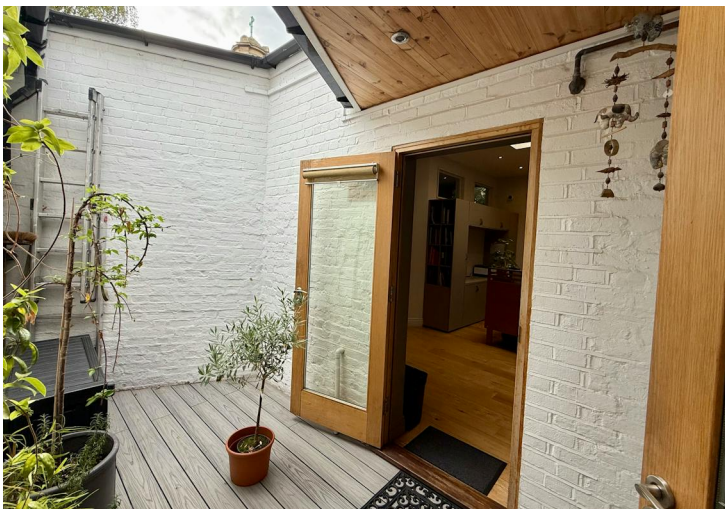
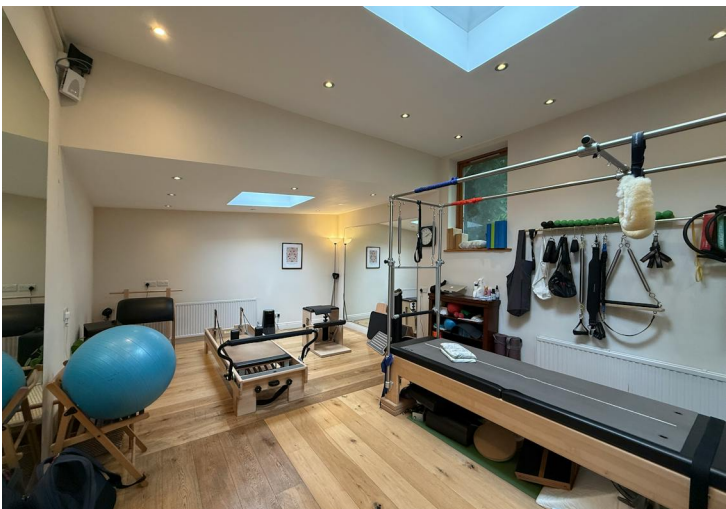
There are also numerous bars, restaurants, shops and pubs close by including: Artisan Coffee, The Carpenters Arms, The Cross Keys, Tesco, Sainsburys, The Edler Press Cafe amongst others.

DESCRIPTION

An attractive freehold property comprising 1,283 sq ft of Class E ground floor space, offered with vacant possession. Consented for uses falling within Class E, the property lends itself naturally to a range of health, wellness and medical occupiers. The well-presented space provides a professional reception and consultation/treatment environment, benefiting from excellent natural light and a versatile layout. The layout could be easily adapted to open rooms to create additional usable space.

The first-floor flat is sold off on a 99-year lease granted 31 December 1980 (c.53 yrs remaining) with a ground rent of £200 payable to the freeholder.





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AVAILABILITY

The accommodation comprises the following areas. Note - the 1st floor flat was sold off on a long lease.

Name	sq ft	sq m	Availability
Ground	1,283	119.19	Available
Total	1,283	119.19	



PRICE

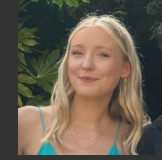
£650,000

VAT

Not applicable

ADDITIONAL INFORMATION

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Date of Publication: September 2026

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