

11

BEAVOR LANE

HAMMERSMITH W6 9AR

FOR SALE

THE EXISTING BUILDING IS
5,597 sq ft (520.0 sq m) NIA

999 YEAR LEASE WITH A
SHARE OF THE FREEHOLD

BENEFITS FROM APPROVED
PLANNING CONSENT
TO RESIDENTIAL, C3

frost
meadowcroft



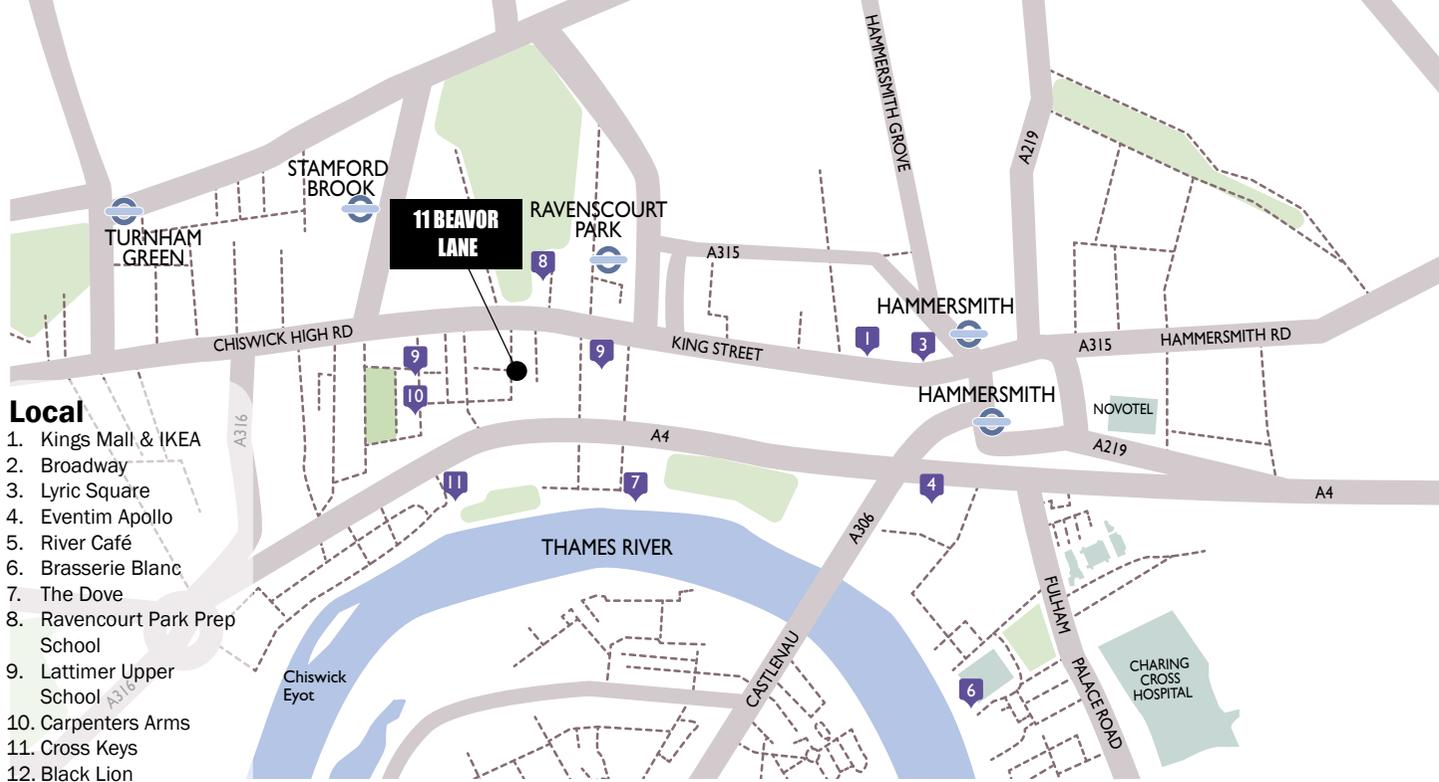
SUMMARY

- **Modern Building:** developed and constructed in 2015
- **Excellent Location:** close to Ravenscourt Park and St Peter's Square
- **Great Transport Links:** A4 nearby and Ravenscourt Park tube (District line) 5 mins walk.
- **Good Spatial Layout:** with floorspace across basement, ground and three upper floors all receiving natural light
- **Secure Car Parking:** and storage at basement level via car lift
- **Exposed Services:** separately sub-metered floors and air conditioning throughout
- **Rooftop Balcony:** with views towards St Peter's Square
- **Approved Residential Consent:** planning permission has been granted via prior approval for the conversion of the existing office building into 7 self contained residential flats with ancillary facilities
- **Existing Size:** 5,597 sq ft (520.0 sq m) NIA
- **Guide Price £2.95million**



LOCATION & AMENITIES

Situated in the heart of Hammersmith, 11 Beavor Lane offers the opportunity to own a prime West London property that blends riverside charm with city convenience. The property is well-connected with both Ravenscourt Park and Hammersmith Underground Stations just a short walk, both are served by the District, Piccadilly, Circle, and Hammersmith & City Lines and offer direct access to and from Central London, Heathrow Airport, and beyond. Multiple bus routes are also located on King Street, providing easy access across London.



Local

1. Kings Mall & IKEA
2. Broadway
3. Lyric Square
4. Eventim Apollo
5. River Café
6. Brasserie Blanc
7. The Dove
8. Ravenscourt Park Prep School
9. Lattimer Upper School
10. Carpenters Arms
11. Cross Keys
12. Black Lion



Nearby, King Street and Hammersmith Broadway offer a wide range of retail shops, supermarkets, cafés, pubs and restaurants. Popular social spots include Lyric Square, The Eventim Apollo, The River Cafe, Brasserie Blanc, Sam's Brasserie and The Dove.

The local area is a hive of activity, with many local gyms, yoga studios and fitness centres within walking distance of the property. There are also several highly regarded schools and nurseries nearby including Ravenscourt Prep School and Latymer Upper School. When combining all this with the many green spaces, such as Ravenscourt Park, Furnivall Gardens and St Peter's Square, it makes 11 Beavor Lane a truly great location.



Transport times

Heathrow Airport
40 mins

Richmond
14 mins

Chiswick
6 mins

Beavor Lane

Sloane Square
14 mins

Waterloo
20 mins

Kings Cross
30 mins

Connections

Ravenscourt Park
5 minute walk (District Line)

Stamford Brook
9 minute walk (District Line)

Hammersmith
16 minute walk (District, Circle, Piccadilly and Hammersmith & City Lines).



DESCRIPTION

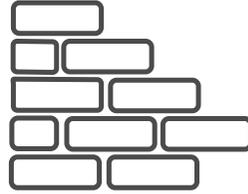
The property currently comprises a modern, self-contained, purpose built office building arranged over basement, ground and three upper floors. This, end-of-terrace building offers approximately 5,600 sq ft of lettable commercial office space, with each floor providing bright, open-plan layouts. The building has a central lift core that provides access to all floors and the property is finished to a high modern standard with exposed brickwork and concrete finishes, exposed stainless services, ceiling mounted air-conditioning and heating, timber-flooring, lower ground cycle parking, shower facilities and secure underground car parking. Each floor is also secured by key encoded mag-locks and the buildings services are separately sub-metered allowing for multiple occupation.



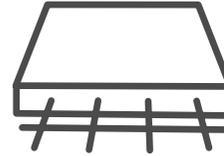
BUILDING AMENITIES



Lift access to all floors



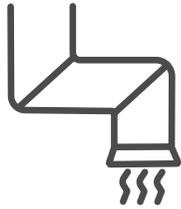
Exposed brickwork



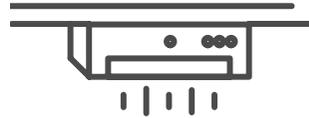
Concrete finishes



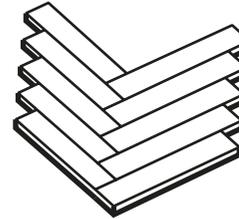
Good natural light



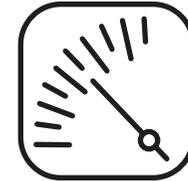
Exposed stainless steel services



Air-conditioning & heating, ceiling mounted



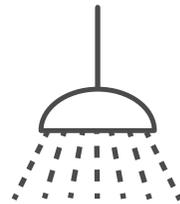
Timber flooring



Sub-metered services allowing for multiple occupation



Cycle Parking (on lower ground floor)



Shower facilities



Secure underground parking

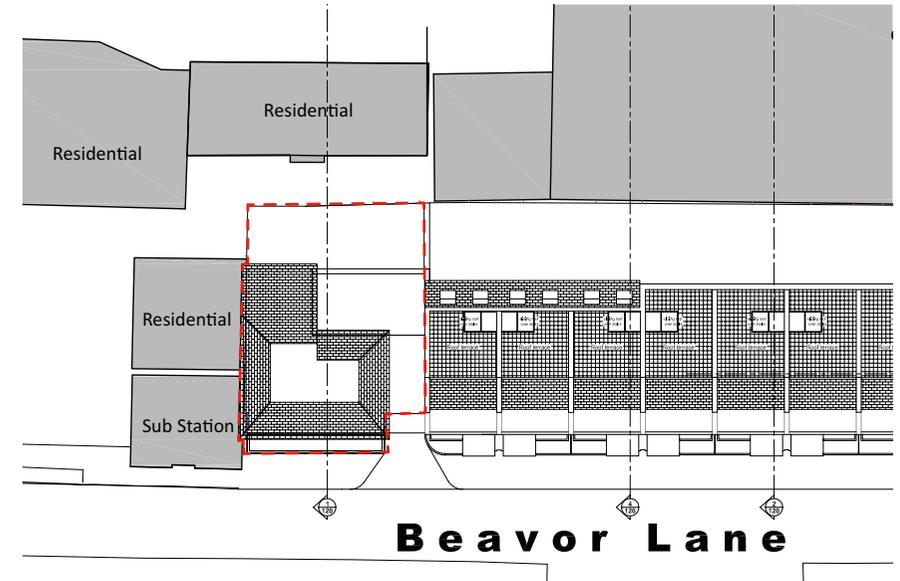


Key encoded mag-locks on each floor

EXISTING BUILDING



SITE PLAN



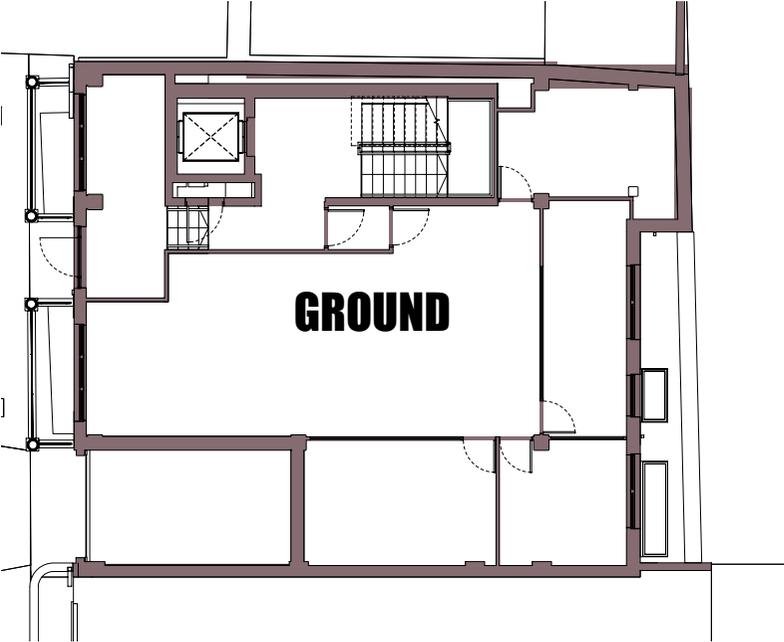
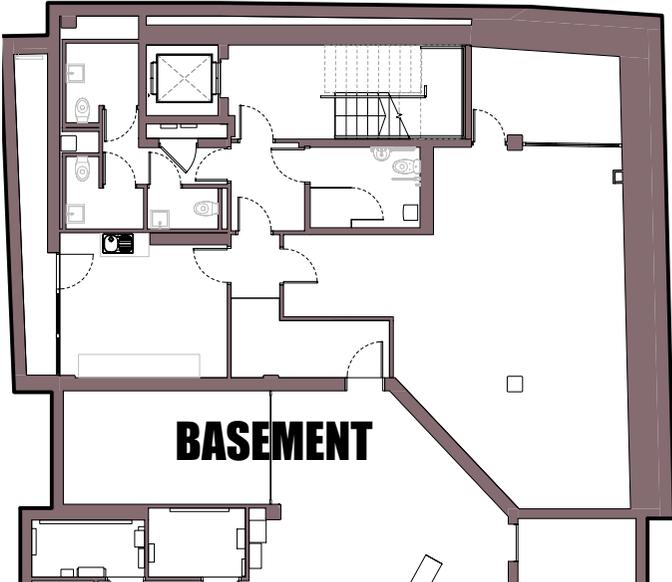
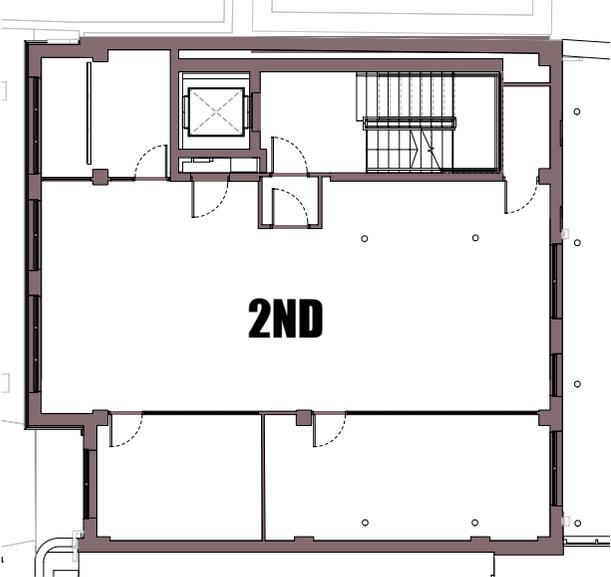
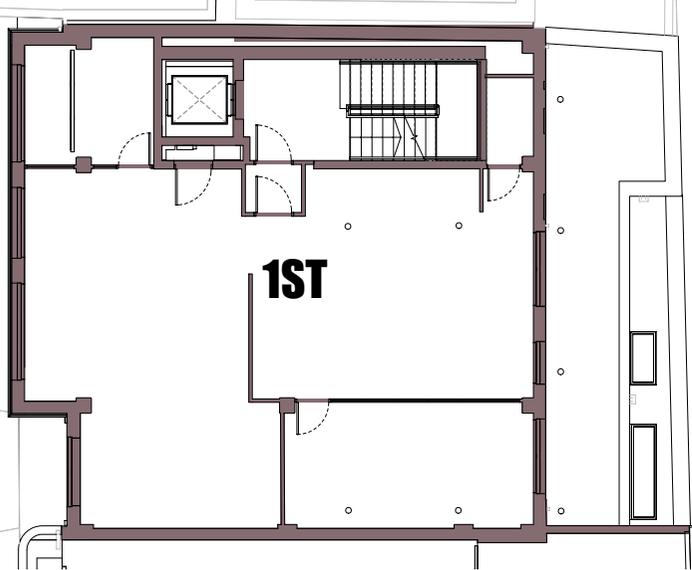
EXISTING ACCOMMODATION

FLOOR	DESCRIPTION	SIZE SQ FT	SIZE SQ M
3rd floor	Office	642	68.9
Second floor	Office	1,405	130.5
First floor	Office	1,365	126.8
Ground floor	Office	1,224	113.8
Basement	Office	861	80.0
Total		5,597	520.0

AERIAL PLAN



EXISTING PLANS



RESIDENTIAL OPPORTUNITY

PLANNING

Planning permission was granted in September 2025, via prior approval / permitted development, for the conversion of the existing office building into seven self-contained residential flats, comprising:

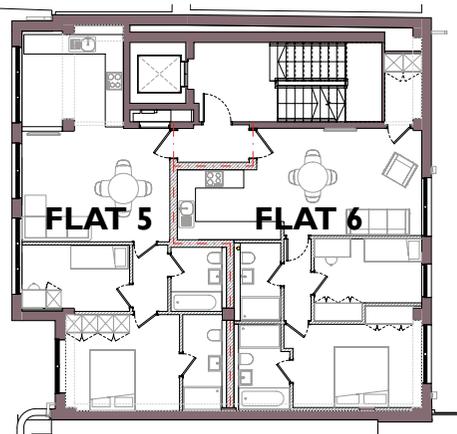
- 1 x Studio Flat
- 1 x One Bedroom Flat
- 5 x Two Bedroom Flats

The approved plans also include provision for cycle storage and bin stores, making this a great investment opportunity for developers or investors.

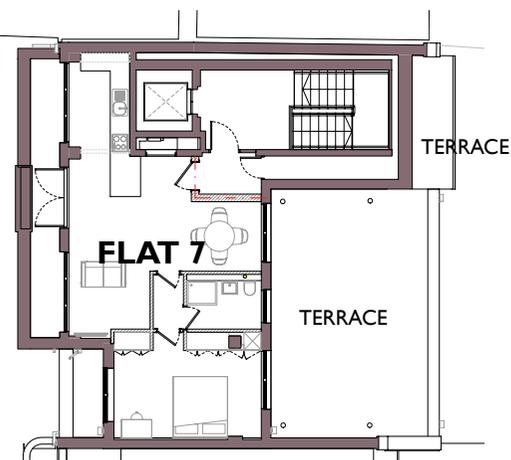
Further enhancements to the approved residential scheme can be achieved by utilising various flat roof areas. This would require a further planning application but would enhance the residential space that is now fully consented.

For full planning details please note the planning application number: 2025/01046/PMA56''

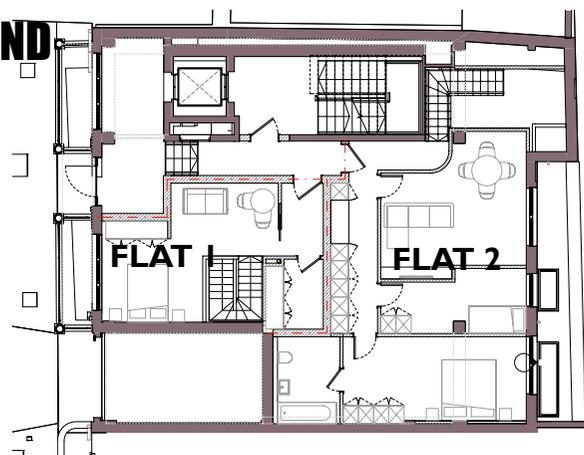
2ND



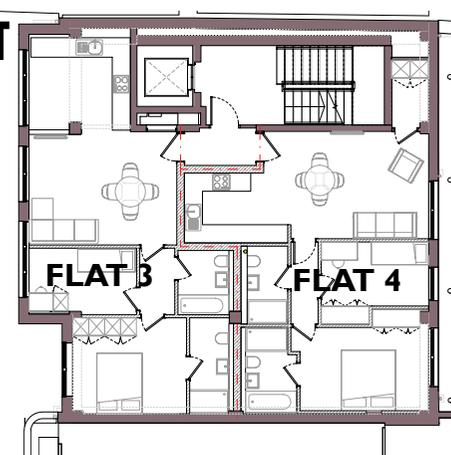
3RD



GROUND



1ST



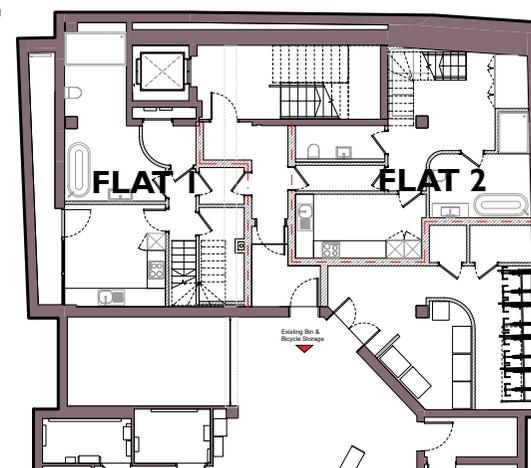
Please note these plans are rough guide to potential layouts

PLANNED ACCOMMODATION

FLOOR	DESCRIPTION	SIZE SQ FT GIA	SIZE SQ M GIA
3rd floor	Flat 7 (1 bedroom penthouse)	613	57
Second	Flat 6 (2 bedroom)	678	63
	Flat 5 (2 bedroom)	667	62
First	Flat 4 (2 bedroom)	678	63
	Flat 3 (2 bedroom)	667	62
Basement / Ground	Flat 2 (2 bedroom)	1,356	126
	Flat 1 (studio)	786	73
TOTALS		5,446	506

Please note all sizes of planned accommodation is approximate

BASEMENT





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THE FINE PRINT

GUIDE PRICE

Offers in excess of £2.95 million

EPC'S

Rated B (40)

LEGAL FEES

Each party to bear their own costs

VAT

Is applicable to the purchase.

TERMS

Virtual Freehold with share of Freehold on a 999 year lease from 2015

SERVICE CHARGE

Annual service charge for the building (due to shared basement parking area) is circa £8,000 per annum, this is about £5,000 for insurance and £3,000 for share charges and managed services.

BUSINESS RATES

Business rates are split across the floors but are as follows:

Ground & Lower Ground Floor:

Rateable Value = £68,500
Rates Payable = £38,017

First Floor:

Rateable Value = £45,500
Rates Payable = £25,252

Second & Third Floor:

Rateable Value = £81,000
Rates Payable = £44,955

Car Parking:

Rateable Value = £1,750
Rates Payable = £971

Misrepresentation Act 1967: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Brochure September 2025