



frost
meadowcroft

Office building with residential studio annex

62 & 62a BRITISH GROVE
Chiswick, London W4 2NL

For Sale
Guide Price £1,200,000
Part vacant investment

EXEC SUMMARY

- Character office and vacant residential studio in the St Peter's Square conservation area
- Office let to Heritage Architecture for £28,080 per annum until September 2028
- Office 999 sq ft
- Studio 517 sq ft
- To be sold as one lot



62 BRITISH GROVE



62a BRITISH GROVE



LET TO HERITAGE ARCHITECTURE



VACANT RESIDENTIAL STUDIO (62a)



EXTERNAL



LET TO HERITAGE ARCHITECTURE

ACCOMMODATION

The property comprises the following net internal areas :

Accomodation	Area (sq m)	Area (sq ft)
Residential Studio	48	517

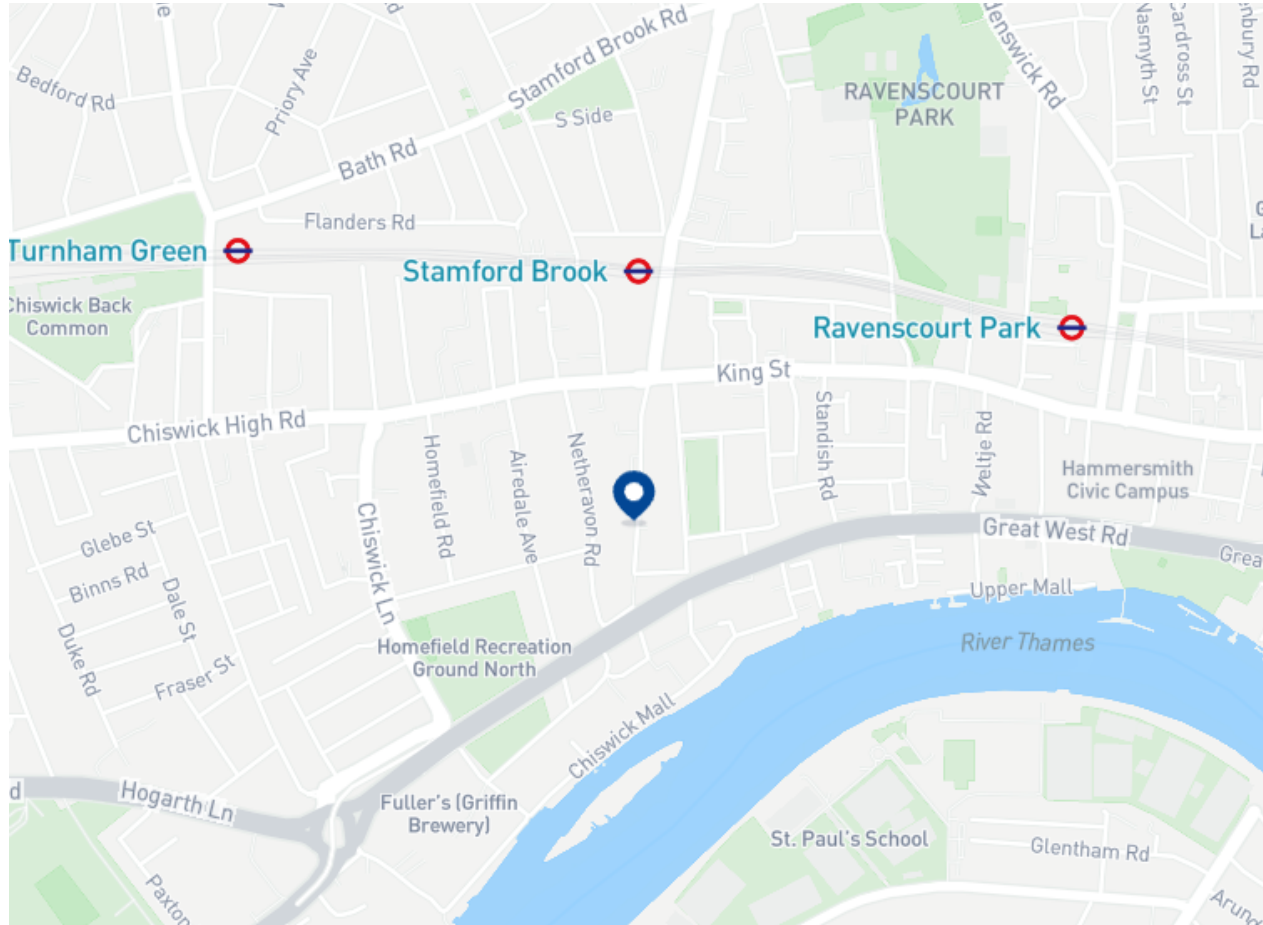
Accommodation	Area (sq m)	Area (sq ft)
Ground Floor Office	67.3	725
Mezzanine Office	25.5	275
Total Office Area	92.8	999

TENANCY

62 is let to Heritage Architecture Limited for a term of 3 years from 17th September 2025, at a current rent of £28,080 per annum exclusive of rates and service charges.



LOCATION & DESCRIPTION



AMENITIES

- Stamford Brook Underground - 0.2 Miles (5 Minute walk) 
- Sainsburys Local - 270 Yards
- Tesco Express - 0.2 Miles
- Hamersmith Tube Station - 1.0 Miles - (22 Minute Walk) 

LOCATION

The property is situated on British Grove in Chiswick W4. It is accessed directly from the junction of The Goldhawk Road and Chiswick High Road (A205). The property sits behind St Peter's Square, a Georgian Square of mostly Grade II listed residential properties Laid out in the 1820s by George Scott on the Ravenscourt Park estate, 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 a two-minute walk along Goldhawk Road. 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 Raven amongst others.

*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.*

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TENURE : Freehold

RATEABLE VALUE: £29,500

SERVICE CHARGE: TBC

GUIDE PRICE: £1,200,000

RENTS RESERVED: £28,080 per annum

POSSESSION: Vacant possession of the residential studio (62a)

VAT: Our understanding is that VAT is not applicable.

CONTACT

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