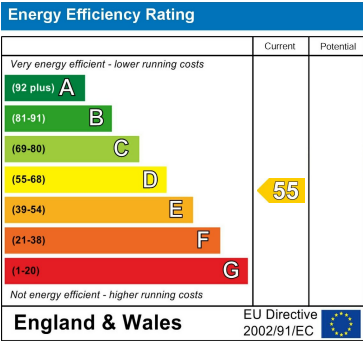


Council Tax Band

E

Energy Performance Graph



Call us on

02078460308

info@stonebanks.co.uk  
www.stonebanks.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



DEVELOPMENT OPPORTUNITY  
UXBRIDGE ROAD, EALING COMMON  
LONDON, W5  
£7 MILLION  
NO CURRENT/ PREVIOUS PLANNING

FREEHOLDNULL



#### Area Information

**Nearby stations:**  
Ealing Common Station (210 yards)  
Acton Town Station (0.5 miles)  
North Ealing Station and West Acton Station (0.6 miles)

**Educational Institutes:**  
10 Primary Schools within 1-mile distance (nearest school 0.5 miles)  
10 Secondary School within 2 mile distance (nearest 620 yards)  
University of West London - Thames Valley (1.2 miles)  
Arden University (0.9 miles)  
University of West London paragon House (5 miles)  
University of Westminster Harrow Campus (7.5 miles)

**Student Accommodation:**  
Central Studio Student Accommodation (1.2 miles)  
Cube Student Ealing (3.2 miles)  
The Lyra Student Accommodation (2.2 miles)

**Medical:**  
10 GP/Doctor Surgeries within a mile distance (nearest 530 yards)  
Ealing Hospital (approx. 6.1 miles)

**Police Station** (1.1 miles)



COMMERCIAL (EPC RATING: D)

UXBRIDGE ROAD, EALING, LONDON, W5  
3LH  
OFFERS IN THE REGION OF  
£7,000,000



# 0 Bedroom Commercial located in Ealing

Executive Summary:

Location: Ealing, London, W5  
Commercial ground floor with offices above  
Currently achieving rental income of £200k per annum  
Size: 10,000 sq ft  
BVI Registered  
Potential for 16 Floor Building  
No current or previous planning taken place on this freehold  
Potential development for student and/or residential accommodation  
Interest shown for development of 184 bedroom student accommodation

## Key Stats

Rightmove Data:



Zoopla Data:

Current asking prices in W5

Average: £755,479

Property type	1 bed	2 beds	3 beds	4 beds	5 beds
Houses	£614,325 (4)	£697,142 (20)	£859,323 (39)	£1,059,383 (41)	£1,546,497 (30)
Flats	£409,518 (138)	£564,681 (247)	£902,790 (88)	£828,750 (4)	-
All	£415,287 (142)	£574,603 (267)	£889,442 (127)	£1,038,882 (45)	£1,546,497 (30)

Current asking rents in W5

Average: £1,788 pcm

Property type	1 bed	2 beds	3 beds	4 beds	5 beds
Houses	£970 pcm (50)	£1,591 pcm (13)	£2,036 pcm (23)	£2,865 pcm (24)	£4,375 pcm (6)
Flats	£1,326 pcm (268)	£1,876 pcm (312)	£2,846 pcm (114)	£2,520 pcm (10)	-
All	£1,270 pcm (318)	£1,865 pcm (325)	£2,710 pcm (137)	£2,764 pcm (34)	£4,375 pcm (6)