

Bond Street, Ealing W5

Freehold vacant shop with upper parts for sale

260 sq m 2,796 sq ft gross internal – development potential



19 Bond Street, Ealing W5 5AP

Situation & Location

19 Bond Street is situated on the eastern side of **Bond Street** close to its junction with **New Broadway**. The property lies opposite www.filmworksealing.com and operators represented in the parade of which No 19 forms part include **Nando's, Bunify, Mathnasium, Bang & Olufsen** and **Pizza Express**. Please see location plan below.

Description & Accommodation

The property comprises a mid-terrace building with a former undertakers premises on the ground floor and basement and a four-bedroom maisonette over three floors above. Externally there is a rear parking space reached via Sandringham Mews. There is rear access to the building from the Mews. There is scope to sub-divide the upper floors and extend the property at the rear (subject to planning).

The accommodation and approximate gross internal floor areas are as follows:-

Basement	60.4 sq m	650 sq ft	Ancillary areas plus two WC's
Ground floor	69.3 sq m	746 sq ft	Sales area; kitchen; rear office; rear access to parking
First floor	48.6 sq m	523 sq ft	Reception Room; Kitchen;
Second floor	48.4 sq m	521 sq ft	Two bedrooms; bathroom/WC
Third floor	<u>33.1 sq m</u>	<u>356 sq ft</u>	Two attic bedrooms
	259.8 sq m	2,796 sq ft	

Please see site plan and floorplans below:

Guide Price **£985,000** **Possession** To be sold with full vacant possession

VAT Will not apply **Legal Costs** Each party to bear their own

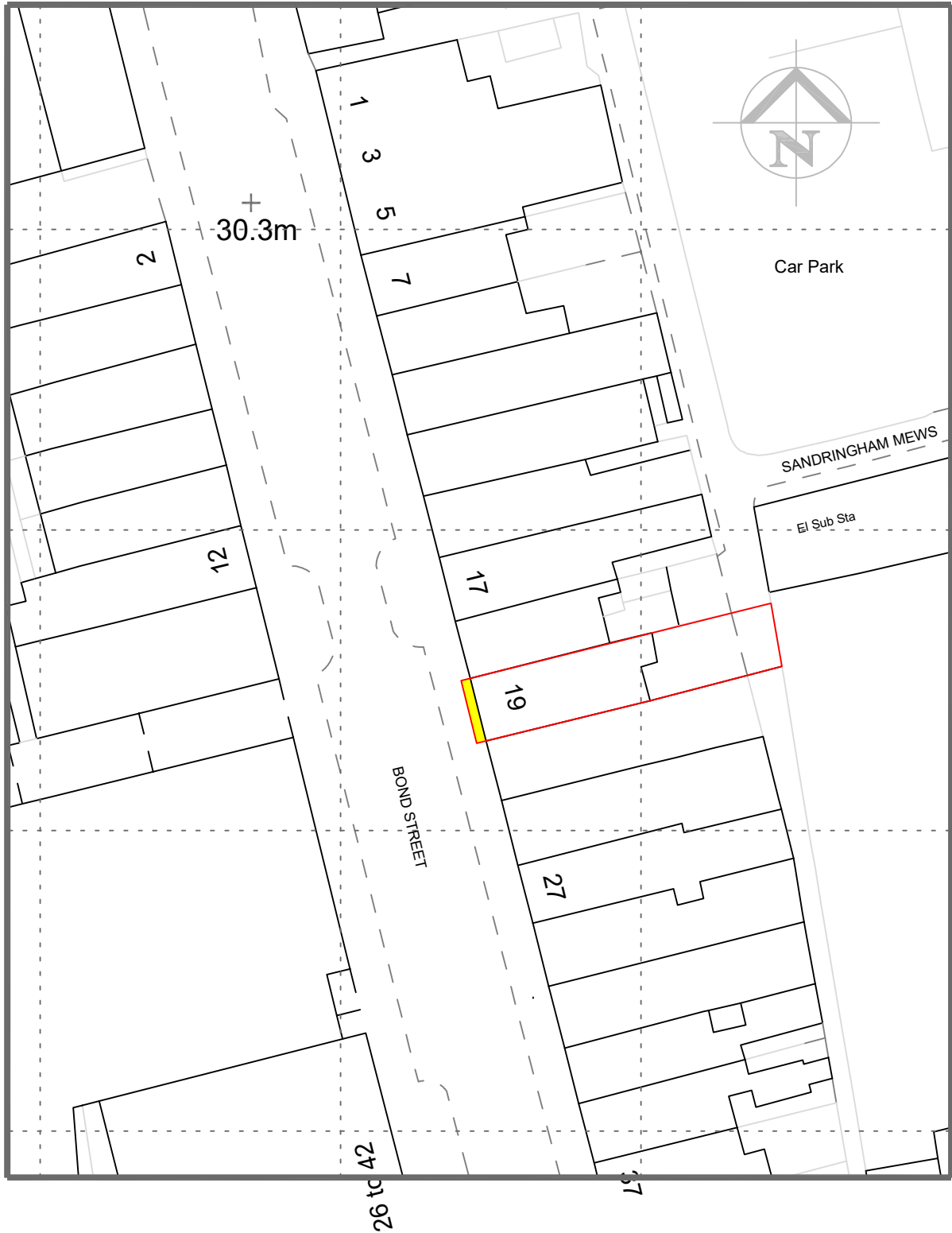
Energy Rating Upper Maisonette 17 (Band G) Shop & Basement 113 (Band E)

Contact Sole agents: JMW Barnard LLP 17 Abingdon Road, London, W8 6AH.

Tel: 0207 938 3990 Jeremy Barnard jb@jmwbarnd.com

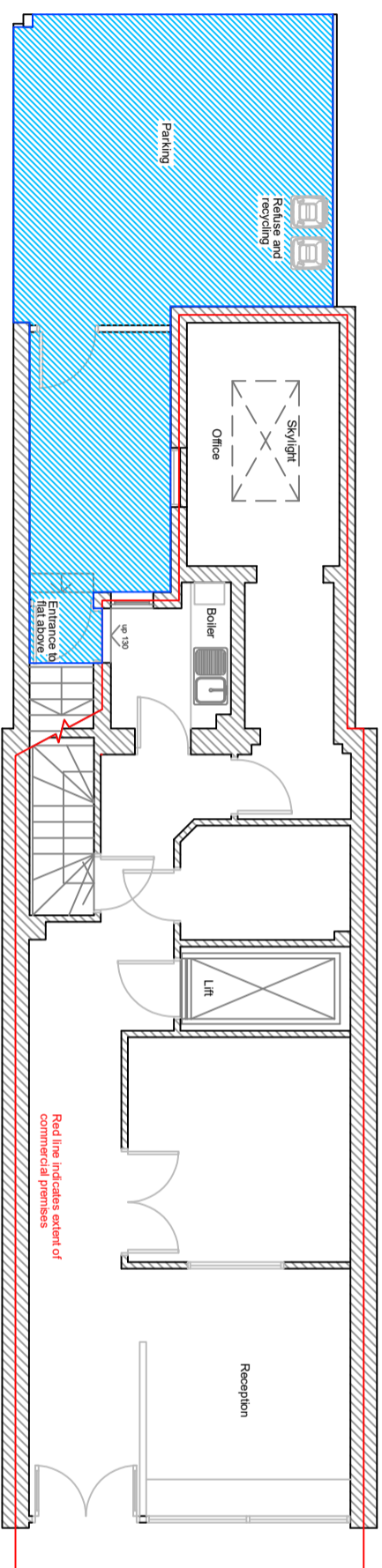
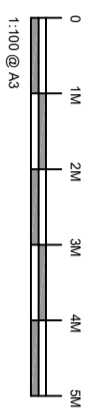
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19 BOND STREET - LONDON - W5 5AP

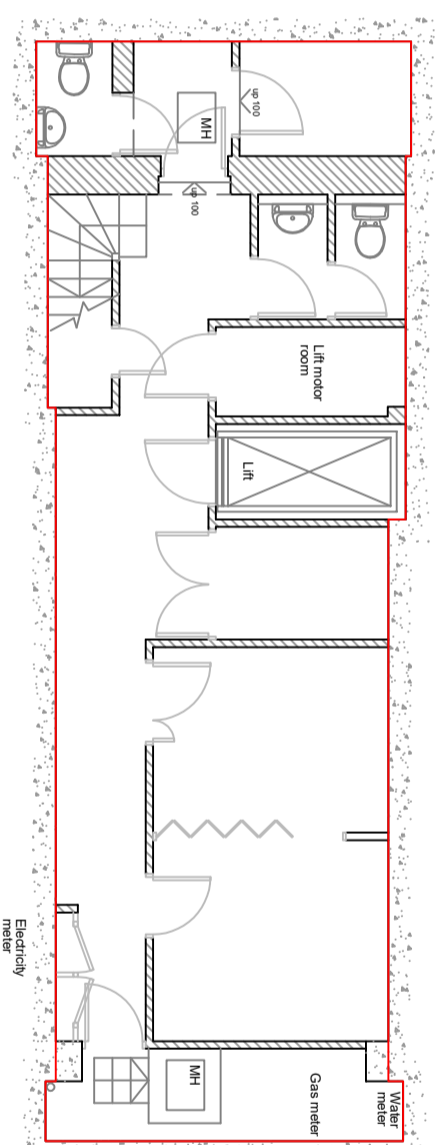


DRAWING NO. REVISION
390-03
DRAWN BY DATE
AC 03.10.24.
SCALE
1:500MM @ A4

DESCRIPTION :
SITE PLAN
ADDRESS
19 BOND STREET
LONDON
W5 5AP



Existing ground floor



Existing basement

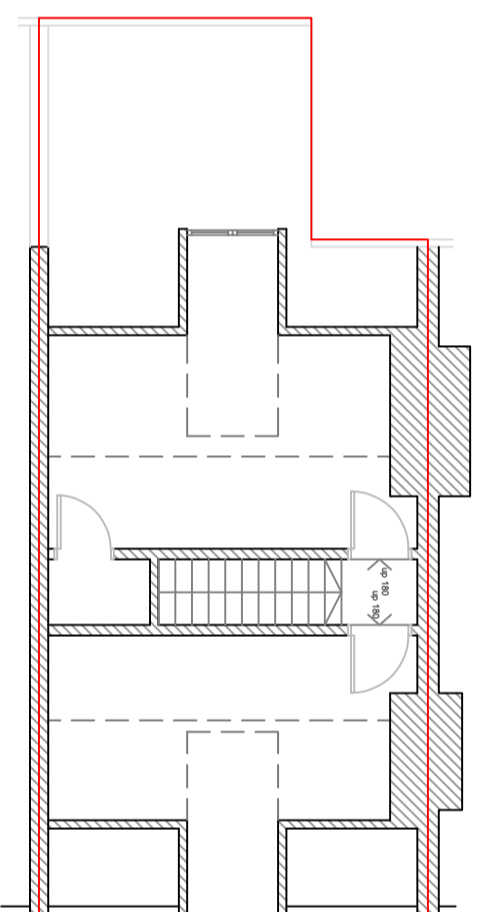
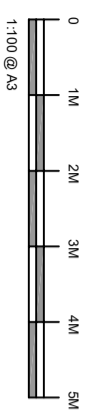
REV.	DATE	DESCRIPTION
03.10.24	FIRST ISSUE	

CLIENT	PROJECT
PLANNING SOLUTIONS LONDON LTD	EXISTING SCHEME
LOCATION	ADDRESS
LONDON	19 BOND STREET LONDON W5 5AP

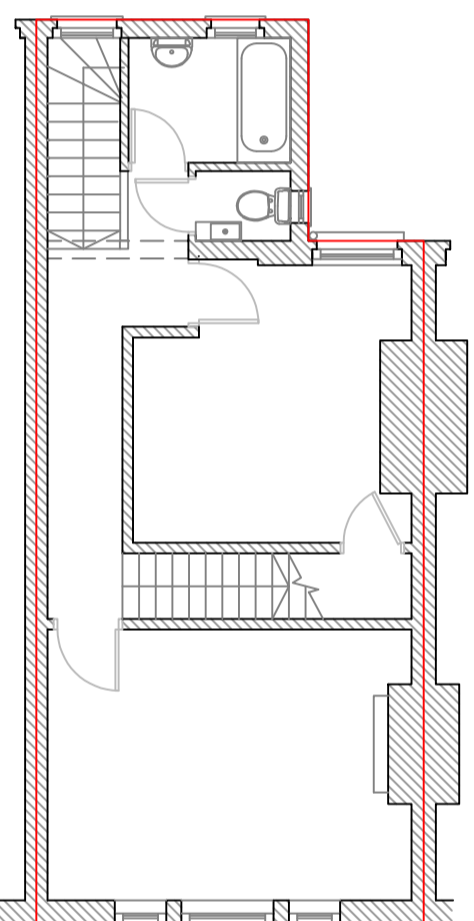
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DRAWN BY	DATE	CHECKED BY
AC	03.10.24	CH
SCALE	CAD REF.	ISSUE STATUS
1:100M @ A3		CLIENT / LA APPROVAL

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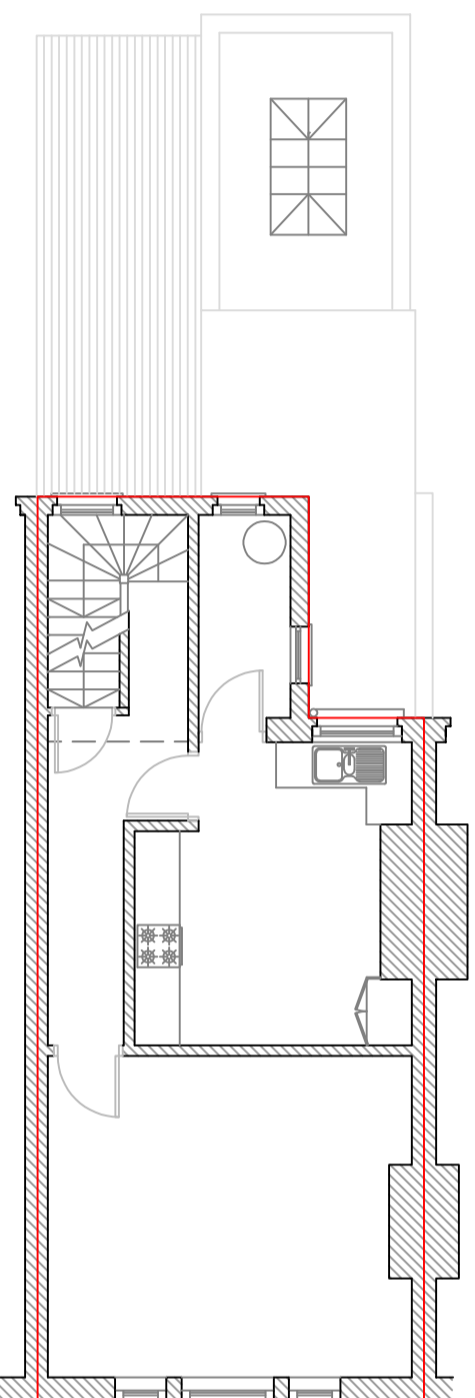
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Existing third floor



Existing second floor



Existing first floor

REV.	DATE	DESCRIPTION
03.10.24	03.10.24	FIRST ISSUE

CLIENT	PROJECT
PLANNING SOLUTIONS LONDON LTD	EXISTING SCHEME
LOCATION	ADDRESS
LONDON	19 BOND STREET LONDON W5 5AP

DRAWING NO.	REVISION	DESCRIPTION
390-02		EXISTING FIRST, SECOND AND THIRD FLOORS
DRAWN BY	DATE	CHECKED BY
AC	03.10.24	CH
SCALE	CAD REF.	ISSUE STATUS
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● LANDMARK INFORMATION

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