

**LAND AT 5 CRAVEN ROAD  
EALING  
LONDON  
W5 2UA**

**SECURE INVESTMENT – UNDERPINNED BY DEVELOPMENT POTENTIAL**



**LOCATION:**

The property is located on the south side of Craven Road, to the rear of Craven House which is located on Uxbridge Road (A4020).

The immediate area comprises a mix of mainly offices and residential property.

West Ealing railway station is located approximately 0.4 miles to the west of the subject property, Ealing Broadway underground station (Central and District Line) is located approximately 0.6 miles to the east of the subject property.

**DESCRIPTION:**

The site is roughly rectangular in shape and is currently used as a car park, which forms part of a larger car park used by Craven House. The site is approximately 12.6m x 40.5m = 513 sq m (5,522 sq ft).

**TENURE:**

Freehold subject to an occupational lease for a term of 125 years from 25<sup>th</sup> March 1972 thus having circa 83 years unexpired with an escalating ground rent as follows:

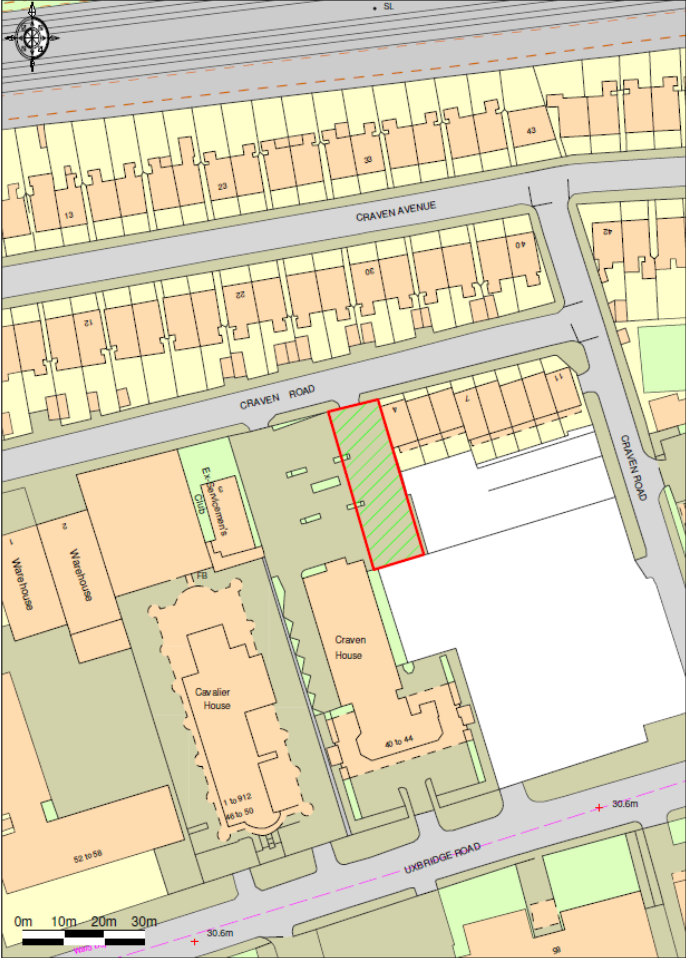
£8,000 per annum for fifty years (circa 7.5 years until the next review)  
£12,000 per annum for the next twenty five years  
£15,000 per annum for the next twenty five years  
£18,000 per annum for the final twenty five years

**Important:**

Whilst these particulars are believed to be correct, they are provided merely as a general guide to the property and do not and shall not hereafter become part of any offer or contract. Any person with an interest in the property should satisfy themselves as to any matters concerning the premises by inspection or otherwise as to their correctness. Neither Kinleigh Folkard & Hayward nor any of their employees or agents have authority to make or give any representation or warranty in relation to the property.



PROMAP:

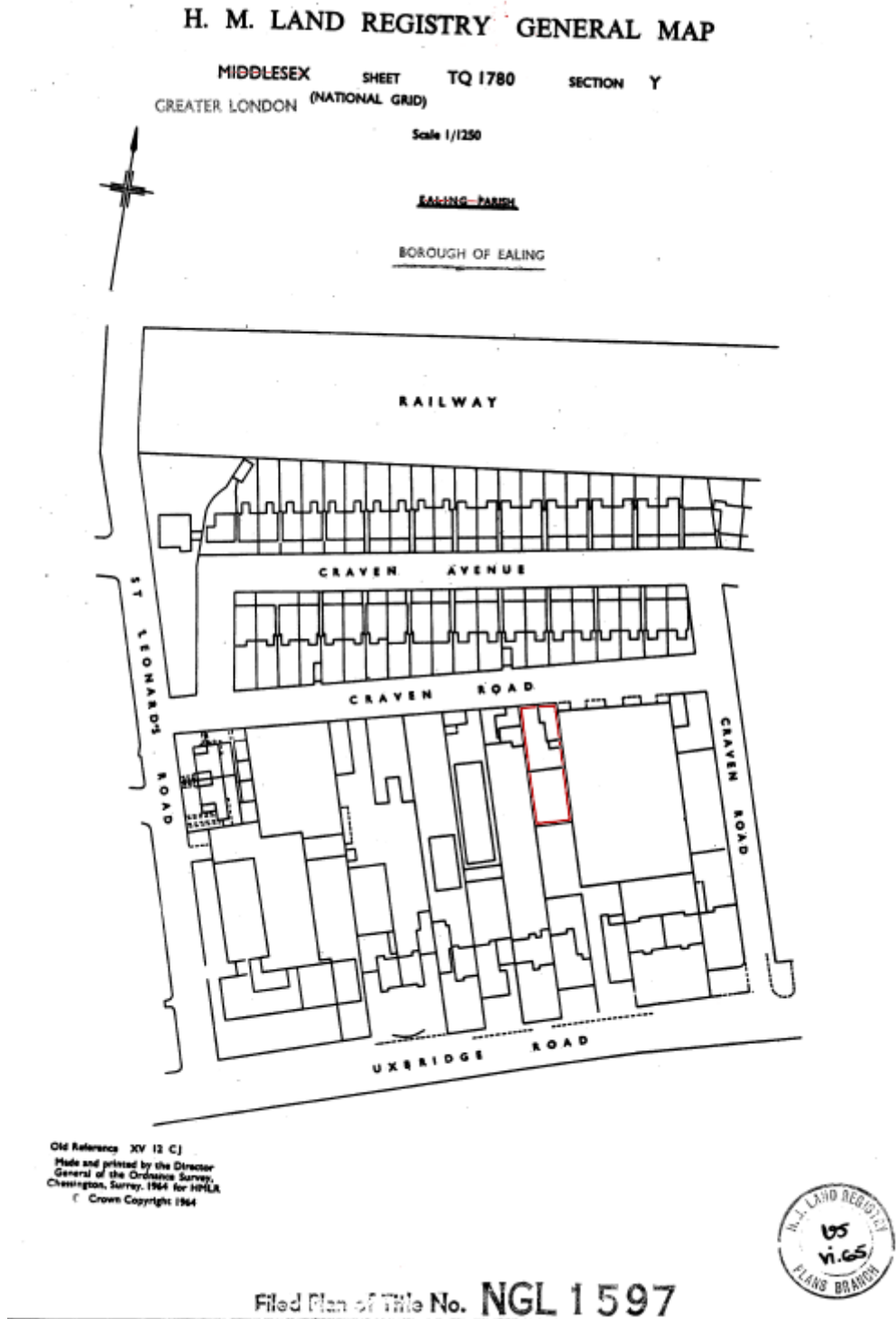


Approximate area and location shown in red.

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TITLE PLAN:



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COMPLETELY LONDON

**PRICE:** Offers in the region of £400,000, subject to contract.

**VAT:** VAT may be applicable on the property.

**LEGAL COSTS:** Both parties to pay their own legal costs.

**CONTACT:** **ALEX COLLISON**  
**0208 739 2079**  
[acollison@kfh.co.uk](mailto:acollison@kfh.co.uk)

**Kinleigh Folkard & Hayward**  
Land and Development

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