



Chancery House

1 Lochaline Street, Hammersmith, London, W6 9SJ

Fully consented office to residential development opportunity.

1,775 sq ft
(164.90 sq m)

- Unique opportunity to create a fantastic private home
- Fully vacant office space
- Significant potential to add value post refurbishment
- Arranged across two floors only
- Private amenity space

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Summary

Available Size	1,775 sq ft
Price	Price on Application
Business Rates	Upon Enquiry
EPC Rating	D (85)

Description

Chancery House is a very special opportunity to acquire and create a superb and exceptionally private family home. Arranged across two floors only, this Freehold currently benefits from a planning permission granted on 2nd March 2022 for change of use and internal re-configuration of existing two storey office (Class E) at ground and first floor level to form 1 x no. two storey three bedroom dwelling house (Class C3). Planning Ref: 2021/02307/FUL.

The architects have captured the vast sense of openness and natural light which flows through the property creating a superb and immensely private home that enjoys the most discreet of entrances via double opening wrought iron gates into its own private courtyard. Of particular note is the current boardroom – a vast open-plan space with vaulted ceilings and floor to ceiling doors which provide a truly wonderful feature – and the retention of a fabulous central spiral staircase providing access to the first floor bedrooms. The property is offered in excellent condition and the works required to create a potentially award-winning private residence can be considered both relatively simple and unusually cost-effective, given the retention of the current structure and re-configuration within. The sense of free-flowing space across the 1,775 sq.ft. (164.9 sq.m.) is further complemented by off street parking and a private courtyard. Note to Interested Parties: Purchasers should carry out their investigations with regards to the arrangements for off street parking.

Location

Lochaline Street is an attractive treelined Victorian terrace located just off Fulham Palace Road, a main artery connecting Fulham with Hammersmith and Putney to the south via Putney Bridge. The area is popular with families and young professionals with local amenities including the famous River Café, The Crabtree and a wide array of shops, bars and restaurants. The property is a short walk away from Hammersmith underground station which provides fast and frequent services into Central London via the Hammersmith & City, Circle & District, and Piccadilly lines.

Terms

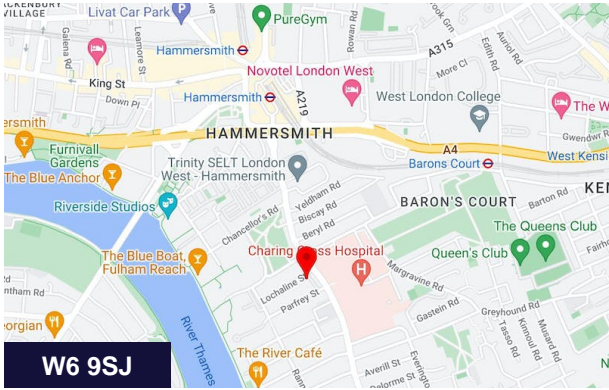
SQUARE FOOTAGE: 1,775 sq.ft. (164.9sq.m.) as proposed.

LOCAL AUTHORITY: London Borough of Hammersmith & Fulham. Note: We strongly recommend that you verify the rates within the London Borough of Hammersmith & Fulham's Business Rates department on 020 8753 6681.

VAT: The premises is not elected for VAT.

POSSESSION: Full vacant possession immediately on possession of legal formalities.

LEGAL COSTS: Each party is to pay their own legal costs.



Viewing & Further Information



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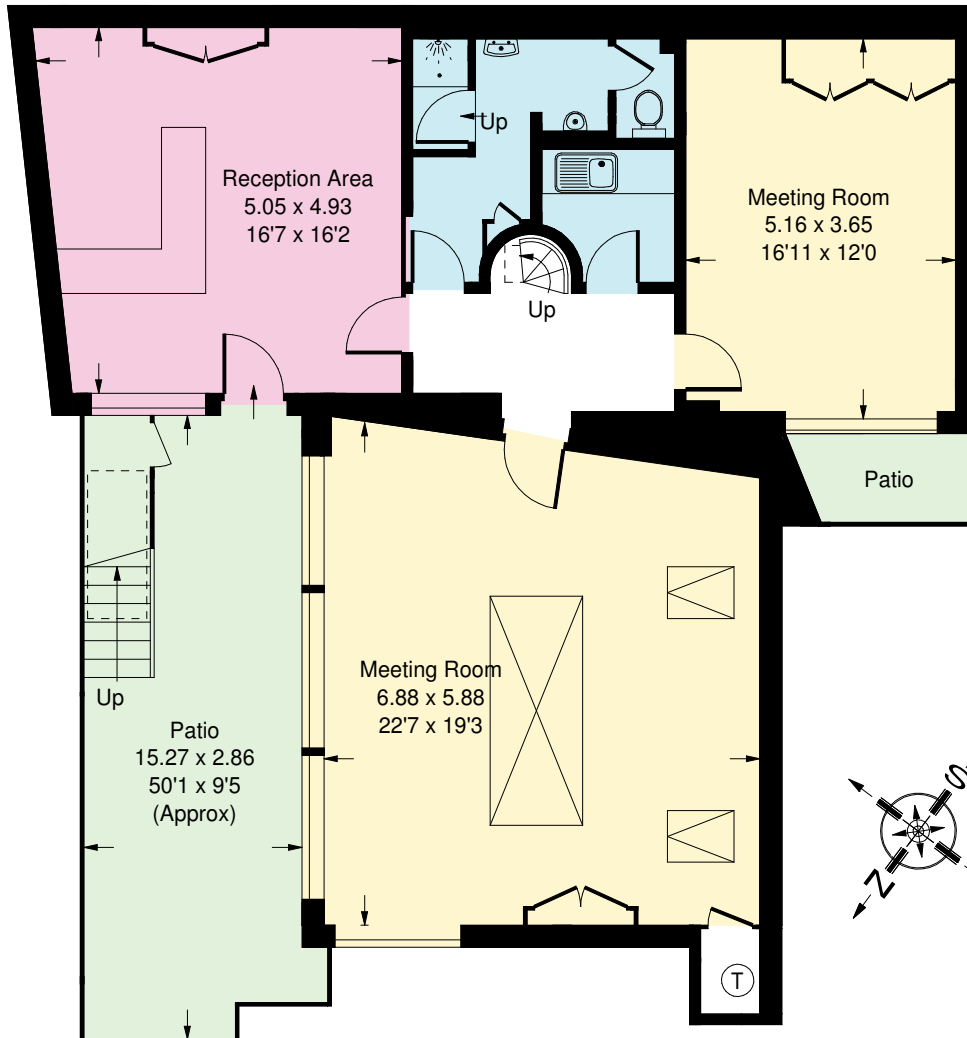
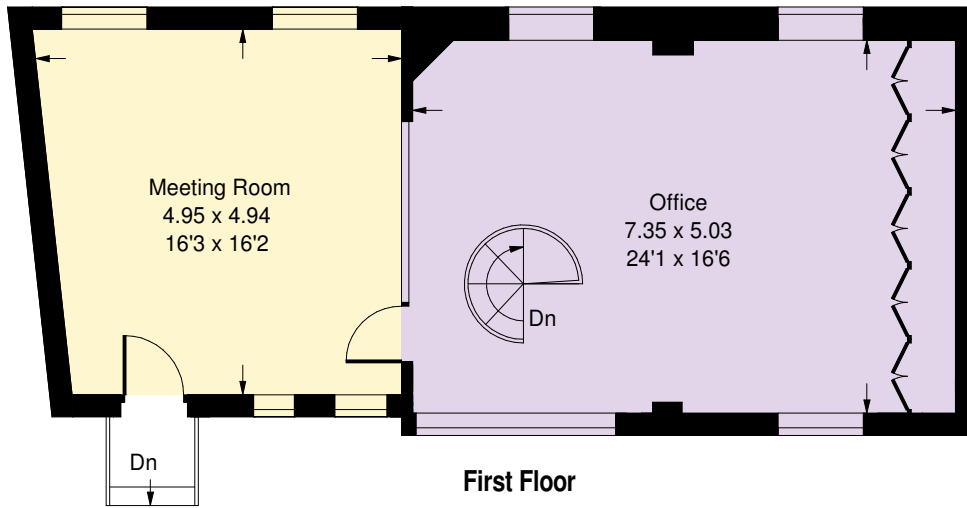
Tom Lewin


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Lochaline Street, W6

Approx. Gross Internal Area
164.9 sq m / 1775 sq ft



 = Reduced headroom
below 1.5 m / 5'0

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.