



INTERNATIONAL HOUSE

EALING BROADWAY
W5 5DB

EXCEPTIONAL PERMITTED DEVELOPMENT OPPORTUNITY
LOCATED IN THE HEART OF EALING BROADWAY



SANDRINGHAM MEWS
318 CO-LIVING SCHEME
BY HUB LIVING

EXECUTIVE SUMMARY

CONSENTED PERMITTED DEVELOPMENT OPPORTUNITY LOCATED A 3 MINUTE WALK FROM EALING BROADWAY

- Site benefits from excellent transport links (PTAL rating 6a). Ealing Broadway Station includes Elizabeth, District and Central lines in addition to mainline services
- Scheme located above the Ealing Broadway Shopping Centre, the principal shopping centre in LB Ealing (an estimated annual footfall of 16 million visitors per year)
- Site currently comprises offices over 2nd, 3rd and 4th floors totalling 125,165 sq ft GIA, accessed from a designated entranceway fronting onto the High Street
- The existing buildings have been stripped to shell and core and present an excellent conversion opportunity for a high quality 'fit out' within an attractive facade
- Prior Approval for;
 - Conversion of 2nd – 4th floors to provide 148 private residential units. (87,297 sq ft NSA)
 - Conversion of the existing eaves and roof space at 5th and 6th floor to provide 41 private duplex apartments (37,868 sq ft NSA)
 - Total: 189 private units (average unit size of 662 sq ft) laid out as 25 x Studios, 70 x 1b2p, 90 x 2b and 4 x 3b units
- Opportunity to create a further 9 private residential units within the atrium (7,556 sq ft NSA)
- Total site area of 1.73 acres / 0.70 hectares and includes a separate car parking area of 0.50 acres/0.20 hectares (13 car parking spaces)
- The consented scheme provides for new ground floor entranceway and landscaped courtyard gardens (totalling 0.53 acres/ 0.22 hectares) at 2nd floor level for exclusive use by residents
- Offers are invited for the Long Leasehold interest (249 years unexpired) with vacant possession



EALING

LOCATED IN THE HEART OF WEST LONDON, LB EALING IS WIDELY REGARDED AS ONE OF THE CAPITAL'S MOST ATTRACTIVE AND WELL-CONNECTED RESIDENTIAL BOROUGH.



QUEEN OF THE SUBURBS

Known as the "Queen of the Suburbs", LB Ealing combines extensive green space, strong local amenities and excellent transport connectivity, making it an increasingly popular destination for both residents and investors.

Ealing benefits from a strong and diverse local economy, supporting over 150,000 jobs across more than 11,000 businesses. Major employers include Ealing Studios, Diageo and GSK. The borough continues to experience significant investment, supported by the transformational impact of the Elizabeth line and the nearby Old Oak Common regeneration area, which will deliver a major interchange with HS2.

Residents enjoy a vibrant town centre, which includes Ealing Broadway Shopping Centre (above which the site sits), alongside numerous cafés, restaurants and leisure facilities. The Shopping Centre is anchored by Marks & Spencer, provides 85 units and includes a town square which hosts a range of events including seasonal markets, summer socials and community offerings.





40%

OF EALING'S TOTAL LAND AREA IS GREEN SPACE



26

PARKS AND OPEN SPACES IN EALING HAVE A GREEN FLAG AWARD



The area is also renowned for its green spaces, including Walpole Park and Ealing Common, reinforcing its reputation as one of West London's most desirable and sustainable residential locations. International House further benefits from close proximity to a number of education providers, including Drayton Manor High School, Gunnersbury Catholic School and Elthorne Park High School.



BRENTFORD

EALING STUDIOS

PITZHANGER MANOR & GALLERY

EALING FILMWORKS BERKELEY ST GEORGE

HEATHROW AIRPORT

DICKENS YARD BERKELEY ST GEORGE

UNIVERSITY OF WEST LONDON

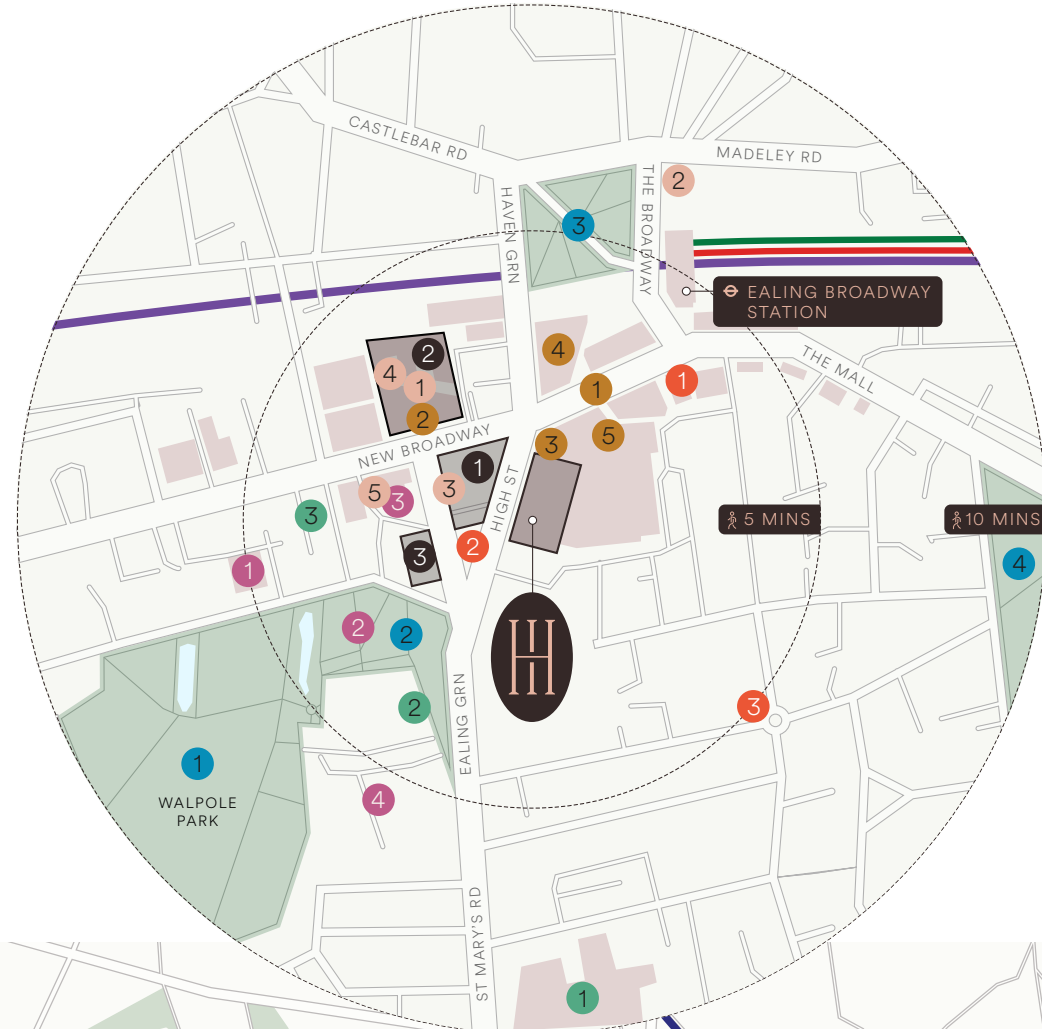
LAMMAS PARK

EALING GREEN

WALPOLE PARK

FILMWORKS WALK

CHRIST THE SAVIOUR CHURCH



RESTAURANTS

- 1 Rayuela
- 2 WA café
- 3 Santa Maria
- 4 Remoli
- 5 Bobo Social

RETAIL

- 1 Ealing Broadway
- 2 Dickens Yard
- 3 Marks & Spencer
- 4 TK Maxx
- 5 Oliver Bonas

GREEN SPACES

- 1 Walpole Park
- 2 Ealing Green
- 3 Haven Green
- 4 Ealing Common

LOCAL DEVELOPMENTS

- 1 Sandringham Mews (Hub Living)
- 2 Dickens Yard (Berkeley St George)
- 3 Ealing Filmworks (Berkeley St George)

BARS & PUBS

- 1 The North Star
- 2 The Drapers Arms
- 3 The Grange

CULTURE

- 1 The Questors Theatre
- 2 Pitzhanger Manor & Gallery
- 3 Ealing Picturehouse
- 4 Ealing Studios

EDUCATION

- 1 University of West London
- 2 West London College
- 3 Ealing Independent College

WELL CONNECTED

International House benefits from excellent transport connections, with the site located c.0.3km (3-minute walk) to the south-west of Ealing Broadway Station (PTAL rating of 6a).

Ealing Broadway (Elizabeth, Central and District lines) provide services to Paddington, Liverpool Street and Bank in 8, 21 and 33 minutes respectively. London Heathrow Airport can be further accessed via the Elizabeth Line within 14 minutes.

There are a significant number of bus stops in the locality, enabling easy public transport access across West London and local town centres including Brentford, White City and Richmond.

Major road connections include the A40, A406 North Circular and the M4, which further enhance accessibility.



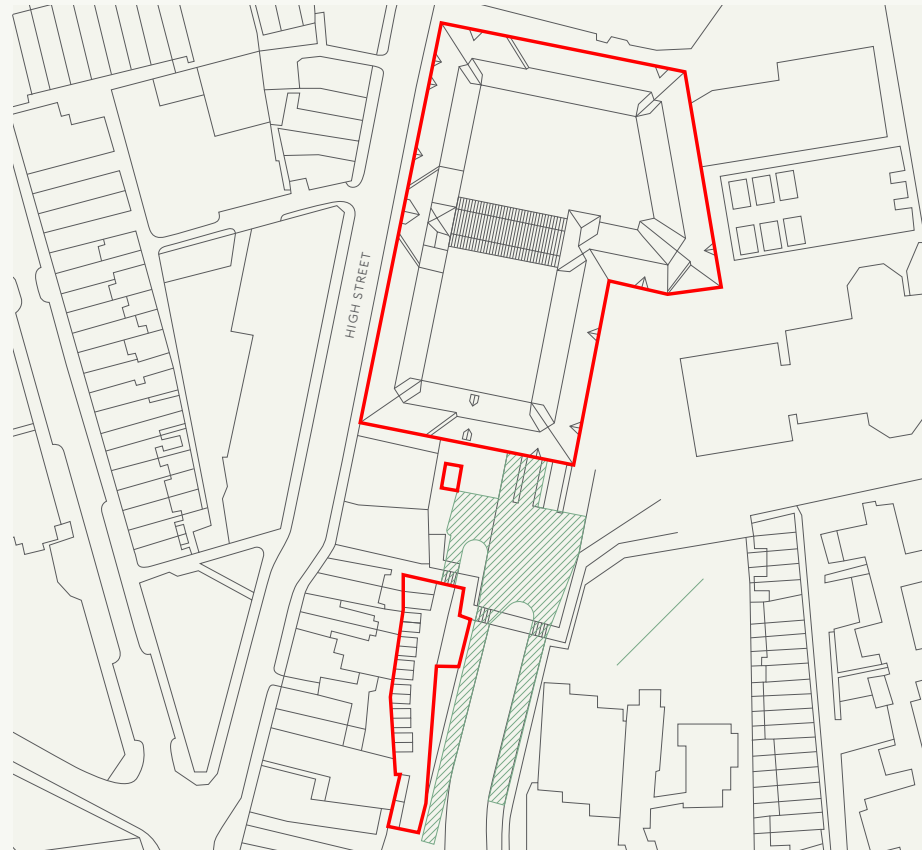
- Elizabeth
- Central
- Piccadilly
- District
- HS2

SITE DESCRIPTION

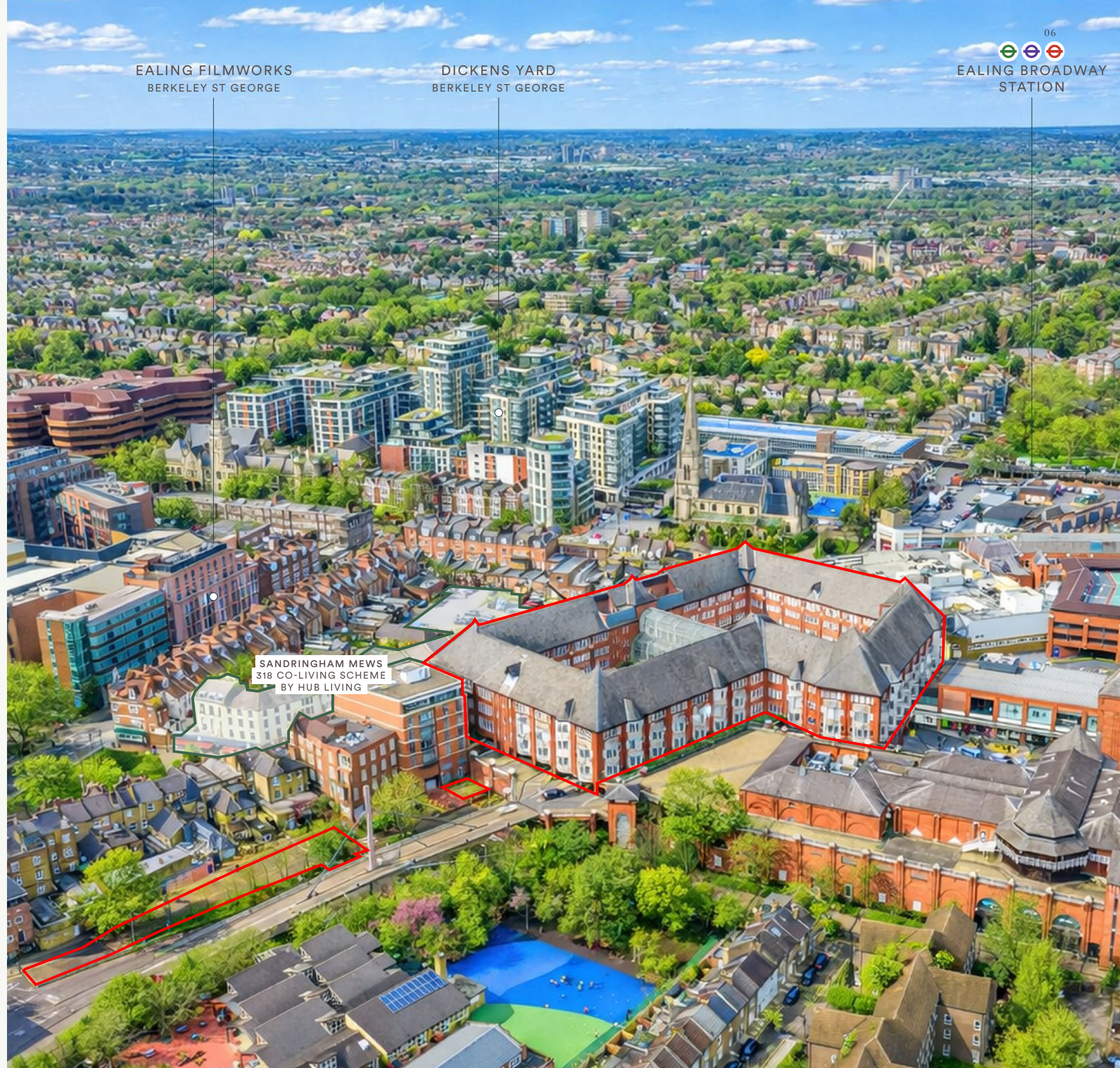
Originally completed in 1985 and opened by the late Queen Elizabeth II, International House comprises former offices above the Broadway Shopping Centre on 2nd to 4th floors.

Owned and managed by British Land, Ealing Broadway Shopping Centre is the retail heart of the town centre, and includes 85 retail and F&B units laid out around covered colonnaded walkways and open courtyards. The scheme is anchored by a central Town Square that hosts regular community events, including partnerships with local retailers and performers, The Ealing Summer Social and the Christmas market. With tenants including M&S, Primark, Wagamama and Oliver Bonas, the centre attracts an estimated 15 million visitors per year and is a short walk from Ealing Broadway station.

The upper floors, accessed via the High Street, are located above the shopping centre and are constructed around 2 private courtyards. The offices have been stripped to shell and core and the courtyards have been cleared save the aeration vents serving the car park. The building façade is finished in an attractive red brick with gothic bay windows creating a ribboned external facade.



Title Plan showing Long Leasehold demise.
Green hatched land shows Right of Way.





The existing buildings are of steel frame construction with concrete slabs and the upper floors benefit from slab-to-slab heights averaging 3.60 metres. There are both external and courtyard facing windows on 1st to 3rd floors, providing excellent natural light and the existing office floors provide a clear span (i.e. there are no internal columns) enabling easy internal sub-division.

The demise includes the ground floor entranceway with associated lifts (2 by 18 person and 2 by 8 person) and 2 stair cores, a mezzanine floor (beneath the atrium) and all upper floors (2nd floor and above). The demise further includes 4 stair cores, 3 of which run from the car park above the shopping centre at mezzanine level and the 4th, which runs to a ground floor service entrance.

The site includes a car park (accessed via The Grove) providing 13 car parking spaces and is connected via an area retained by British Land which includes a right of way benefitting the long leasehold interest.

The upper floor demise extends to 1.73 acres (0.70 hectares) and is broadly rectangular in shape.



PLANNING

THE SITE IS LOCATED WITHIN THE LB EALING, IS NOT LISTED AND IS NOT IN A CONSERVATION AREA. THE EXISTING LAWFUL USE IS OFFICE (CLASS E). THE SITE BENEFITS FROM A NUMBER OF PERMITTED DEVELOPMENTS, CONSENTS AND APPLICATIONS:



FIRST PRIOR APPROVAL

PA1 – Prior Approval
May 2025 | 251339PACBSD

Change of use of second, third and fourth floors from offices to 148 residential units (Class C3).



SECOND PRIOR APPROVAL

PA2 – Prior Approval
January 2026 | 254161PACBSD

Change of use of the 5th and 6th floor office floorspace to create 41 duplex apartments across fifth and sixth floors.



CAR PARK CONSENT

Planning Consent
May 2025 | 251206FUL

Construction of substation; reconfiguration of existing external car park to provide 15 accessible car parking spaces; installation of EV charging points and removal of guardrail to south to provide highway access.



MAIN ENTRANCE CONSENT

Planning Consent
June 2025 | 251205FUL

Alterations to main entrance involving installation of new entrance doors and bollards and alterations to front fenestration.



WINDOWS CONSENT

Planning Consent
June 2025 | 251207FUL

Replacement of existing windows on second, third and fourth floors along with works of repair.



ATRIUM CONSENT

Planning Consent
January 2026 | 254159FUL

Demolition of existing atrium and construction of a new atrium rising to fifth floor level of existing building, together with the provision of a new fire escape stair to the south of the building, comprehensive landscaping and enhancement works to internal north and south courtyards and including cycle storage.



DORMER WINDOW CONSENT

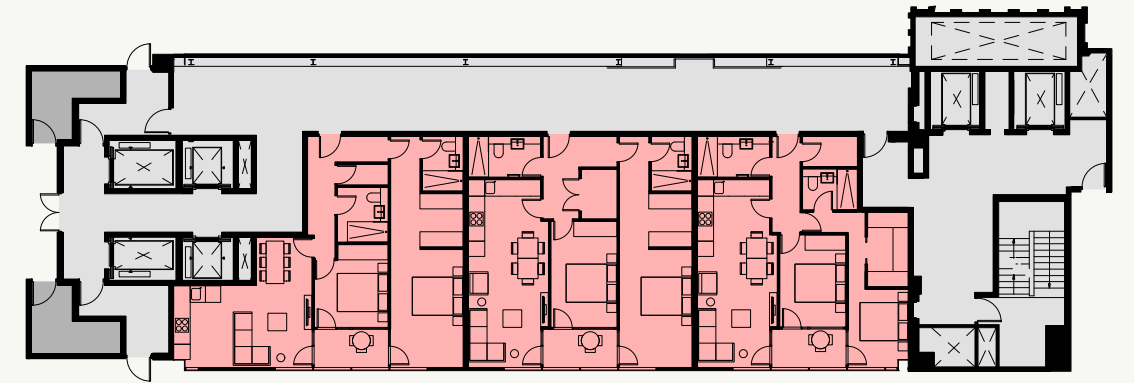
Planning Consent
January 2026 | 253653FUL

Alterations to existing pediments; installation of dormer windows; installation of rooflights; alterations to fenestration.

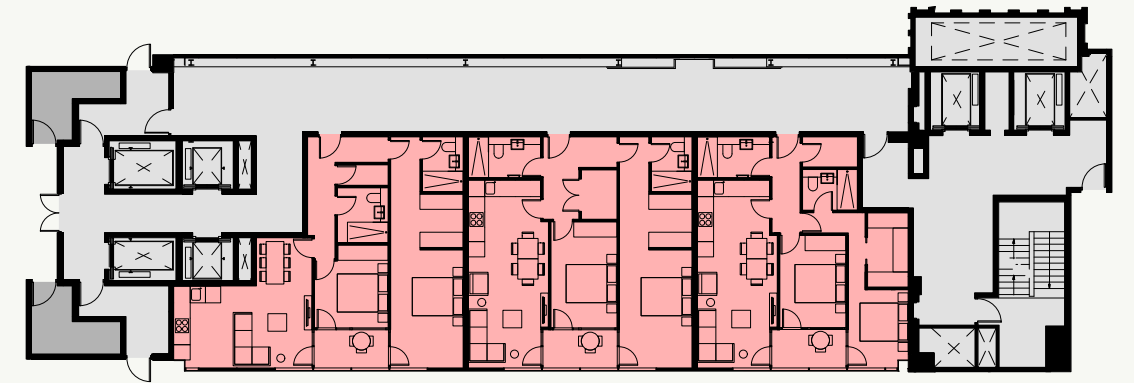
POTENTIAL FOR ADDITIONAL UNITS

There is further opportunity to deliver 9 residential units within the atrium to provide an additional 7,556 sq ft NSA, the works include alterations to windows and associated amenity space.

3RD FLOOR



4TH FLOOR



2B/4P
Plant

SCHEME

THE CONVERSION OF INTERNATIONAL HOUSE HAS BEEN CAREFULLY DESIGNED TO DELIVER A HIGH-QUALITY RESIDENTIAL ENVIRONMENT WHILE MAINTAINING THE BUILDING'S ARCHITECTURAL CHARACTER.

The entrance will become a newly designed reception and atrium at second floor level, positioned between the building's two internal courtyards and flooded with natural daylight, with glazed façades on both sides creating a strong visual connection to the landscaped courtyard spaces available for resident use year-round.

The scheme comprises 2 private landscaped internal courtyards at 2nd floor level which total 0.50 acres/ 0.20 hectares

The entrance off High Street has been redesigned with a dark composite goalpost surround, textured terracotta-clad arches within the existing colonnade, full-height bronze-framed glazed doors and feature uplighting, giving the building a distinctive residential identity at street level.

Upper floor additions include dormer windows and conservation skylights sympathetic to the locally listed west façade, with all habitable rooms providing excellent natural light to end users.

SCHEDULE OF ACCOMMODATION

LEVEL	1B/1P STUDIO	1B/2P 1 BED	2B/3P 2 BED	2B/4P 2 BED	3B/6P 3 BED	NIA SQ M	NIA SQ FT	GIA SQ M	GIA SQ FT
Ground	0	0	0	0	0	0	0	311	3,348
First	0	0	0	0	0	0	0	570	6,135
Second	8	24	14	4	0	2,726	29,346	4,146	44,628
Third	8	23	15	4	0	2,726	29,346	4,146	44,628
Fourth	9	19	16	4	0	2,657	28,605	3,979	42,834
	25	66	45	12	0	8,110	87,297	13,152	141,572
Fifth & Sixth	0	1	0	37	3	3,518	37,868	4,952	53,299
	0	1	0	37	3	3,518	37,868	4,952	53,299
TOTAL	25	67	45	49	3	11,628	125,165	18,104	194,871

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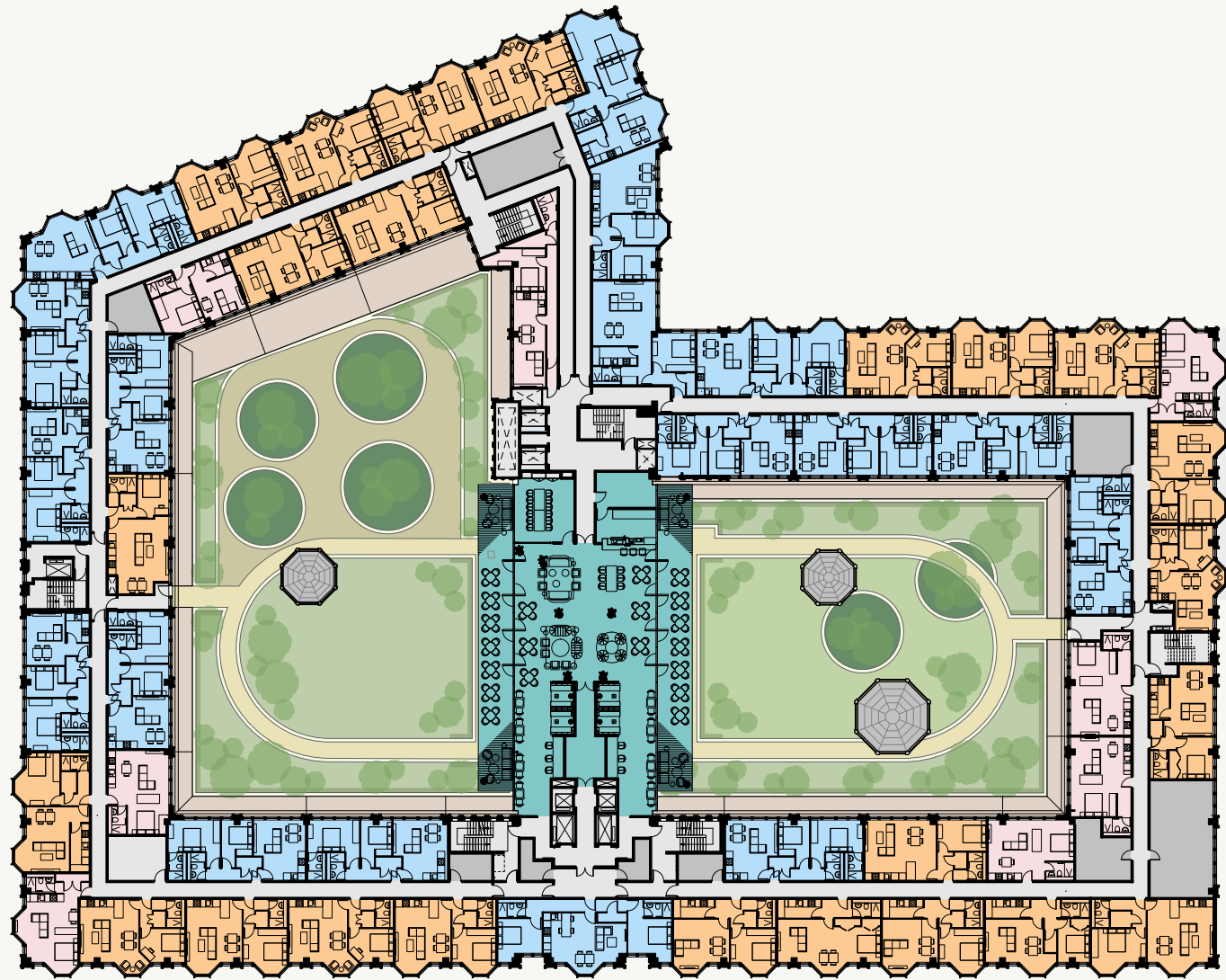


FLOORPLANS



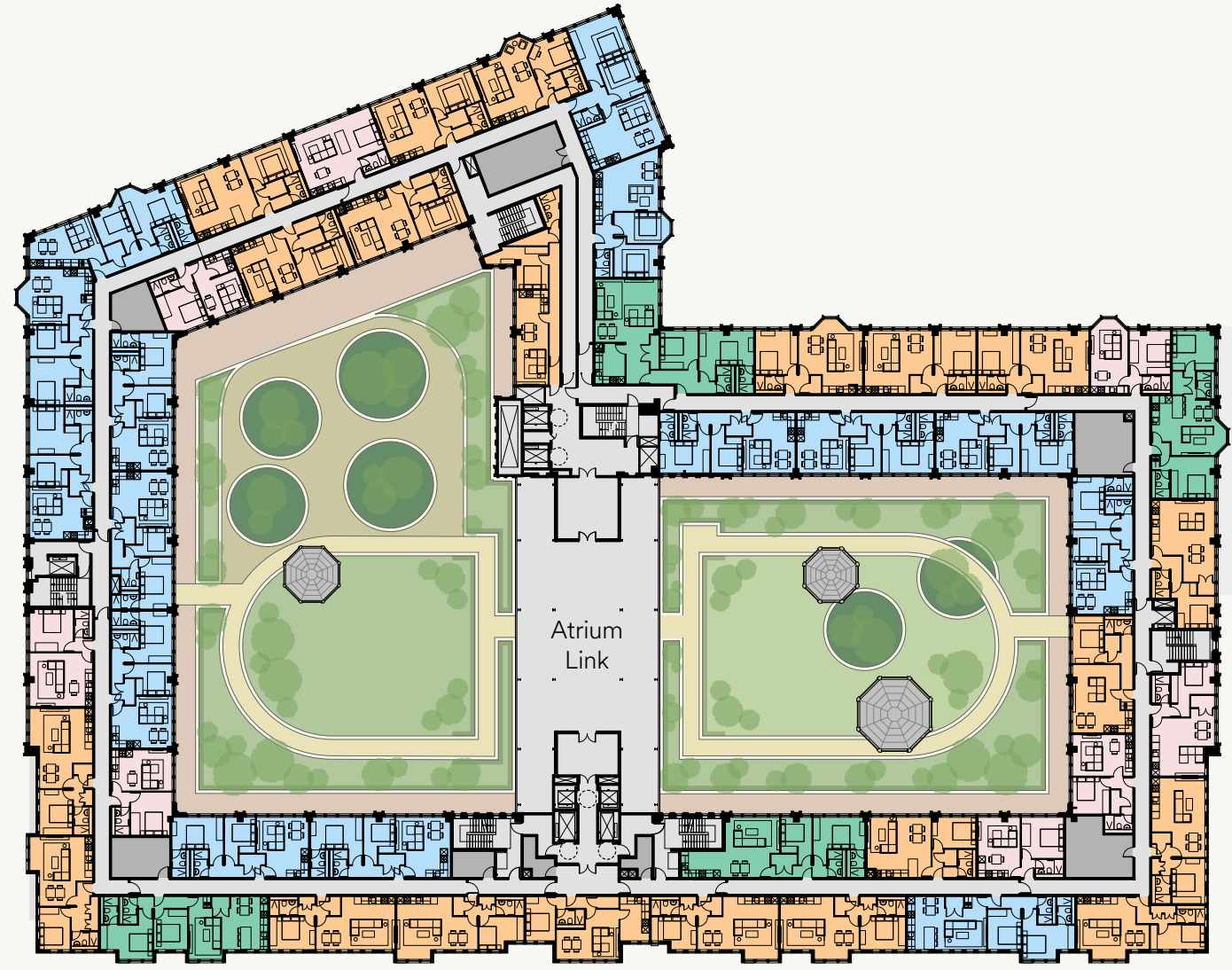
PHASE 1

2ND FLOOR



HIGH STREET

4TH FLOOR



HIGH STREET

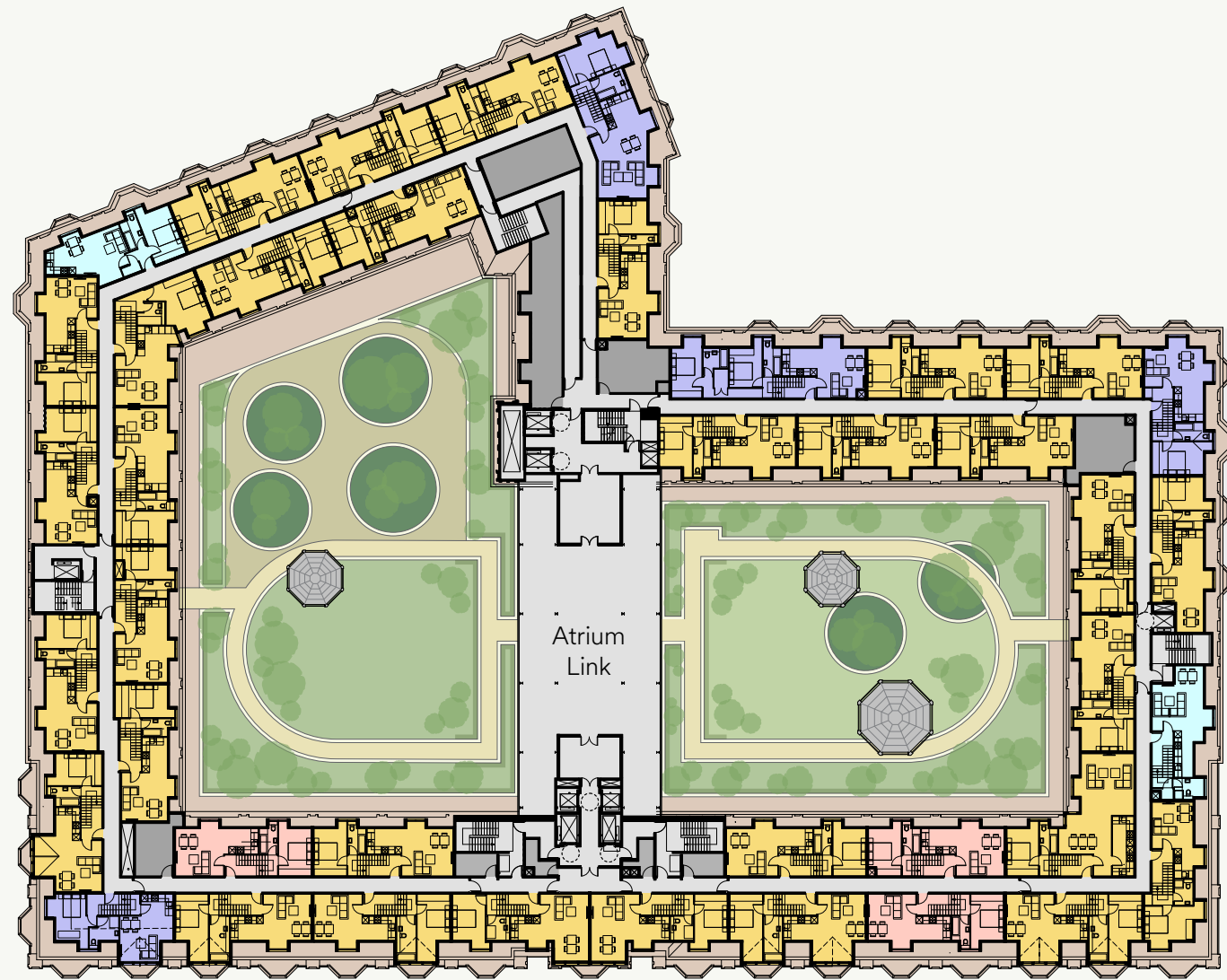
- 1B/1P Studio
- 1B/2P
- 2B/3P
- Plant
- 2B/4P
- Amenity

FLOORPLANS



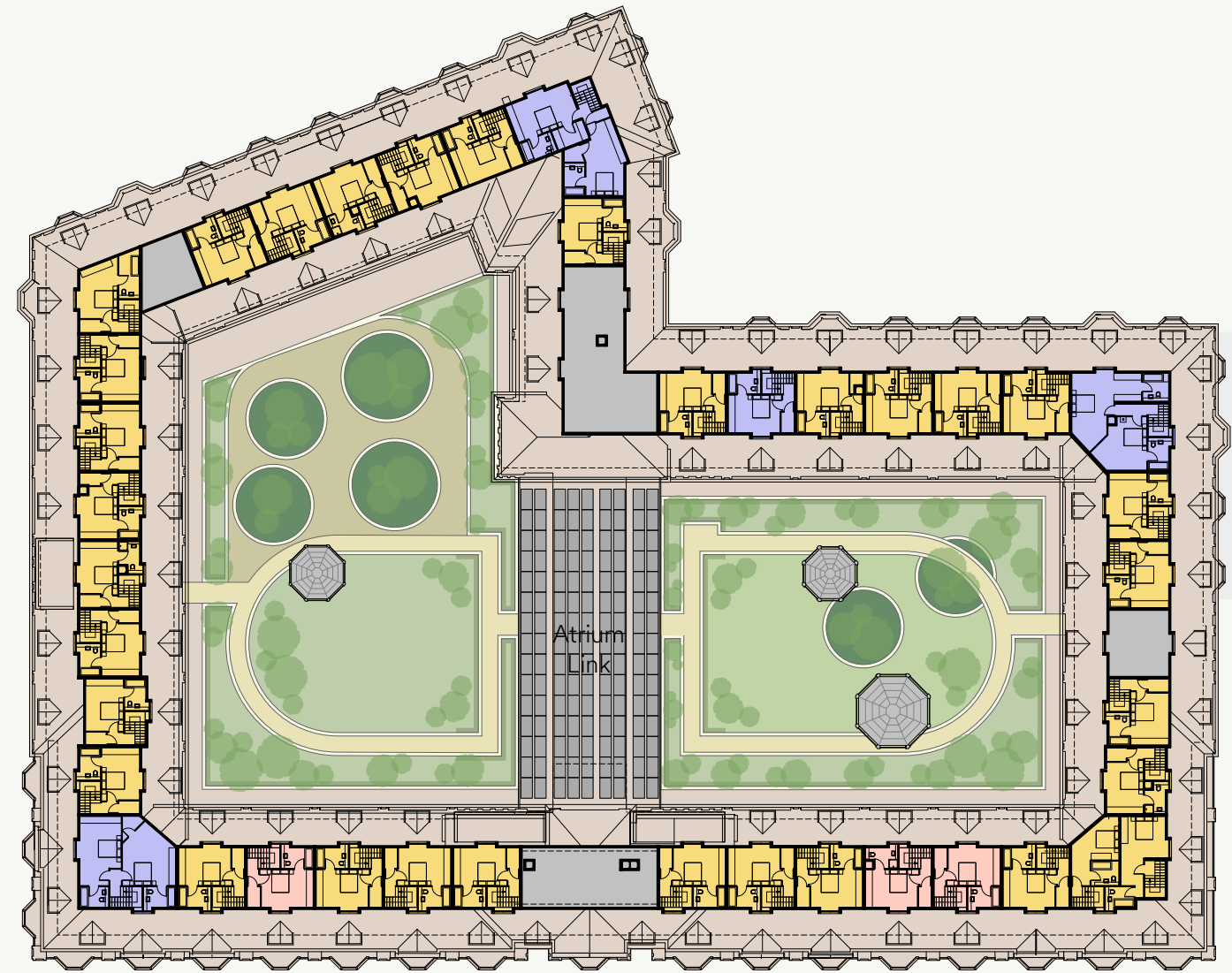
PHASE 2

5TH FLOOR



HIGH STREET

6TH FLOOR



HIGH STREET

- 1B/2P
- 2B/3P Duplex
- 2B/4P Duplex
- 3B/6P Duplex
- Plant



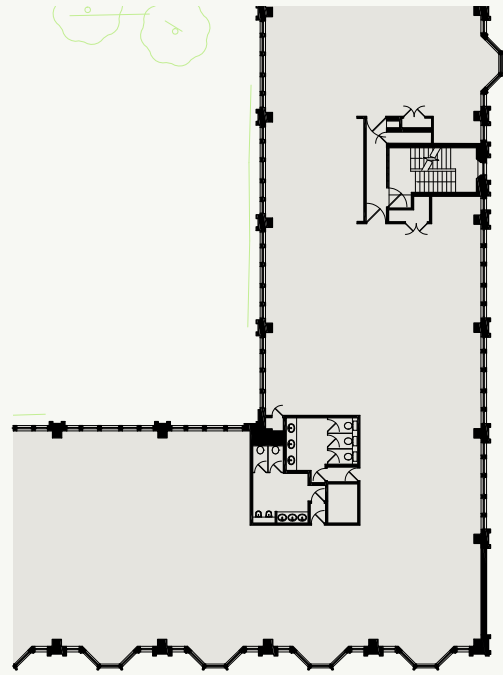
SIMPLIFIED DELIVERY

The proposed works represent a fit-out rather than a conventional conversion. The building has been stripped back to shell and core, meaning the principal scope of works is the installation of fittings and furnishings rather than structural intervention significantly reducing both programme risk and cost uncertainty.

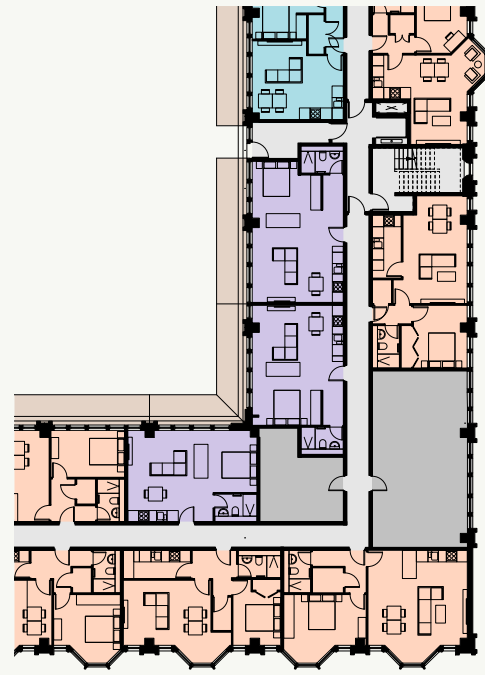
- Existing offices stripped back to shell and core, removing the need for significant demolition or enabling works
- Fittings and furnishings constitute the primary build cost, with structural and fabric works limited in scope
- Windows to be replaced with double glazed
- Facade works limited to cleaning and renovation, preserving building's street presence

The site benefits from a private loading bay, accessible to HGVs during construction, enabling efficient and cost-effective site access.

EXISTING 2ND FLOOR LAYOUT



PROPOSED 2ND FLOOR LAYOUT



FURTHER INFORMATION

TENURE

The property is held under Long Leasehold Title AGL20636 on a 250 year lease (249 years unexpired) at a peppercorn rate.

The lease allows for build to sell or build to rent use.

VAT

The site is elected for VAT

SERVICES

The project will be served by a new 750kVA sub-station and new water supply, with new infrastructure throughout. The building has been legally separated from the shopping centre.

CONTACT

For further information, or to arrange an inspection, please contact the joint sole selling agents:

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DATA ROOM

Further information including planning, technical and legal documentation is available within the dedicated project data room: www.ealing-broadway.com

EPC

EPCs are available within the data room.

BASIS OF SALE

Offers are invited for the benefit of Long Leasehold interest with vacant possession.

For sale via informal tender.

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