



Notting Hill

Former St Stephens Church of England Primary School, 91-103 Westbourne Park Road, W2 5QH

- Prominent educational property comprising 18,826 sq ft
- Large external playground
- Roof Terrace

DWD

DWD Property and Planning Limited
69 Carter Lane, London, EC4V 5EQ
Tel: 020 7489 0213
Fax: 020 7248 4743
www.dwd-ltd.co.uk

Location

The subject property is located in Notting Hill with frontage to Westbourne Park Road.

The area is predominantly residential with a neighbourhood retail offering south of the subject property on Westbourne Grove.

Westbourne Park Station is 0.3 miles away (7 minutes walk) from the property which provides access to local bus routes and the Circle and Hammersmith and City Lines.

Description

The School is arranged over basement, ground, first and second floors. The original School was built in the 1850's and has had numerous extensions since, with the most recent to the east in the 1960's. The property is of Brick construction throughout. The property provides 2 large Halls, 1 large commercial grade kitchen, staff room with fully functioning kitchen and numerous classrooms and staff office spaces.

Externally, the property benefits from an expansive play area providing valuable outdoor space suitable for a range of educational and recreational activities. The property also benefits from a roof terrace which was previously utilised as a multi sports pitch and outdoor garden.

Floor Areas

The accommodation totals 18,826 sq ft.

Site area c.0.33 acres.

Terms

The Leasehold interest of the Building is available as a new full repairing and insuring lease. Terms upon application.

Rent

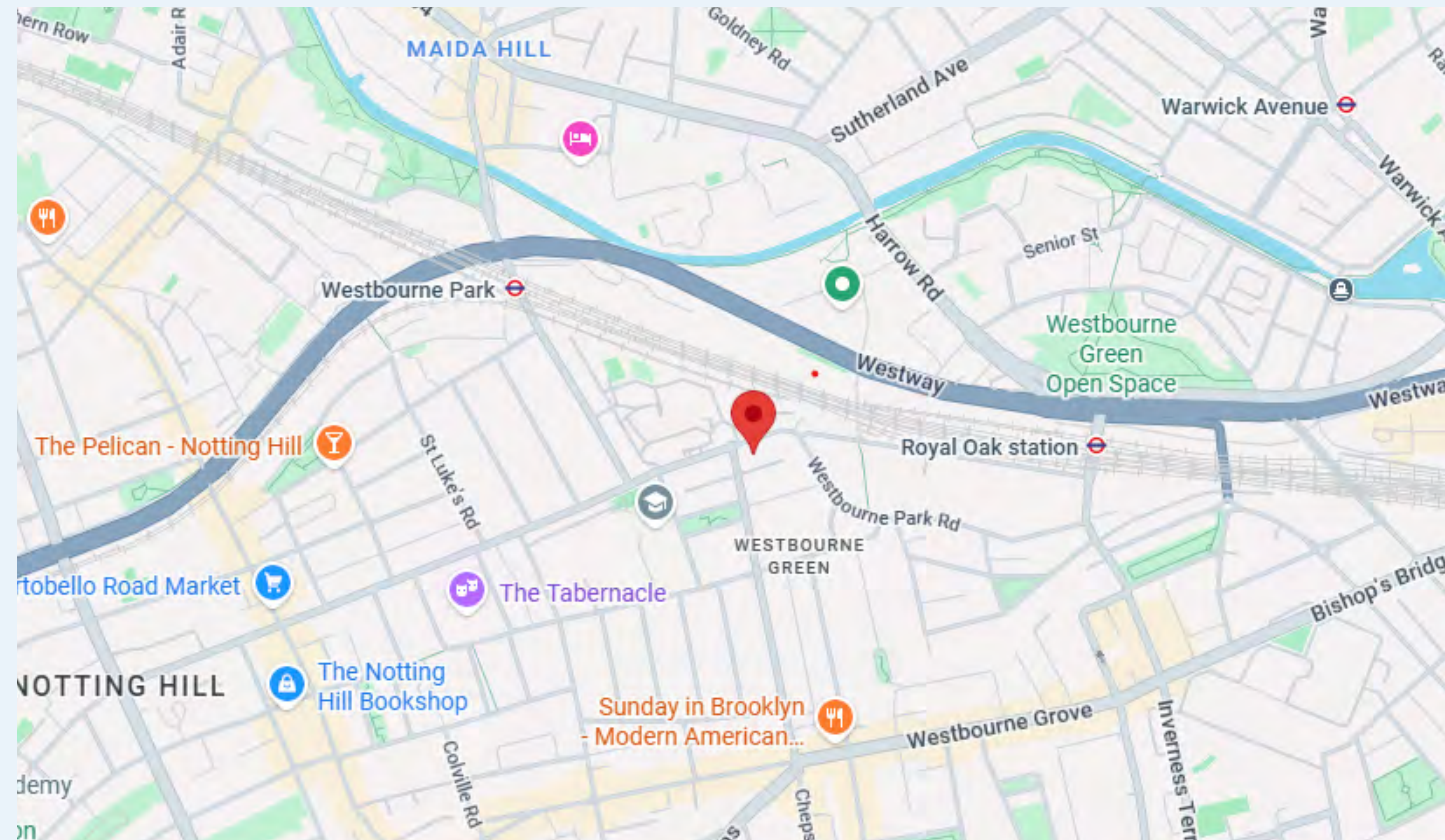
Rent on Application.

Planning

The current use class for the site is F1 (Educational Use).

EPC

EPC certificate pending.



Viewings

Viewings can be arranged via the sole agents, DWD.

Costs

Each party is to bear their own costs of the transaction.

Additional information

Additional information is available upon request from the sole agents, DWD. Information is provided for reference only and cannot be warranted.

Contacts

[Archie Kehoe](#)

+44 (0) 7583 952 242

archie.kehoe@dwd-ltd.co.uk

[Bradley Cohen](#)

+44 (0) 7354 815 366

bradley.cohen@dwd-ltd.co.uk

DWD

DWD Property and Planning Limited
69 Carter Lane, London, EC4V 5EQ
Tel: 020 7489 0213
Fax: 020 7248 4743
www.dwd-ltd.co.uk