

TO LET

Short term
opportunity

Former church used as an
artist studio since the 1970s
with potential as exhibition
space and a variety of uses

4,452 sq ft GIA
(413.59 sq m) including
mezzanine and basement



41 IFFLEY ROAD

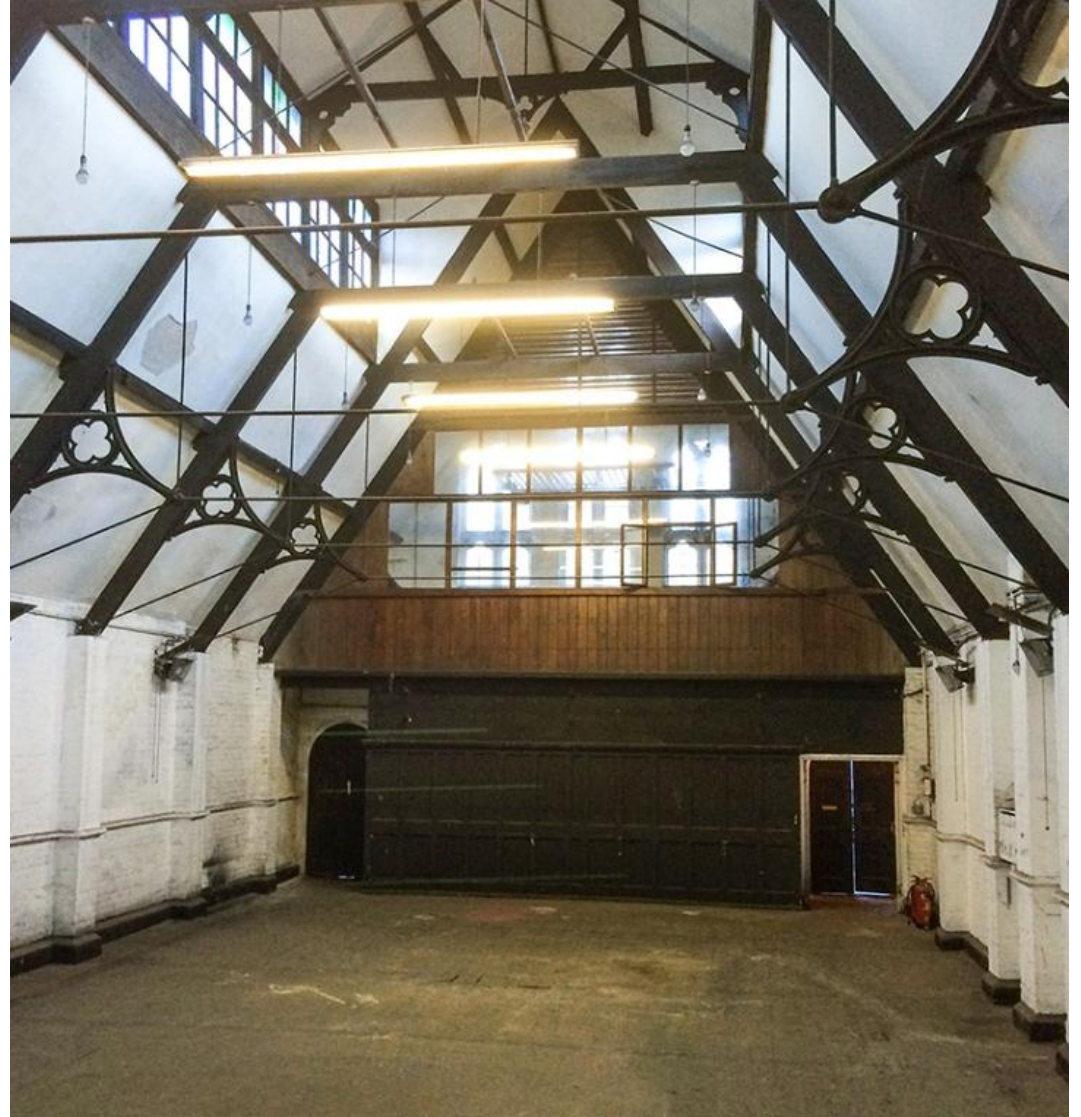
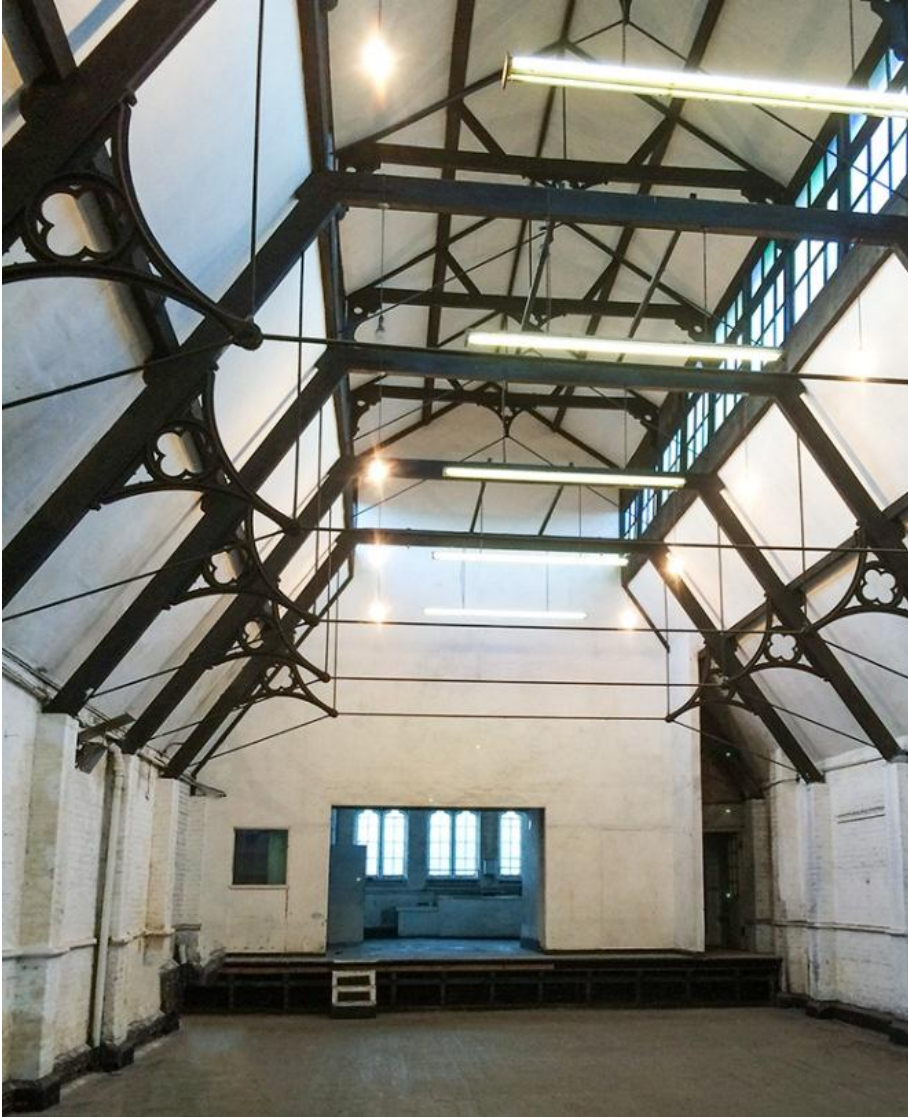
Brackenbury Village, Hammersmith W6 0PB

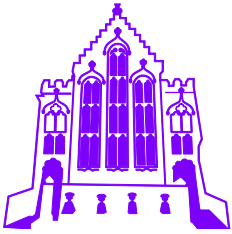




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KEY

1. The Grove	4. Los Molinos
2. The Stonemasons Arms	5. Brackenbury Primary School
3. The Thatched House	6. Kings Mall/Lyric Theatre

LOCATION :

The former church has an east elevation fronting Iffley Road and a west elevation in Tabor Road. These two tree-lined roads in the area known as Brackenbury Village are to the north of Glenthorne Road and King Street in Hammersmith and just west of Hammersmith Grove.

Hammersmith Broadway with its Piccadilly, District, Circle and Hammersmith & City Lines is 9 minute's walk to the south. The River Thames is also to the south and Westfield London Shopping Centre is to the north.

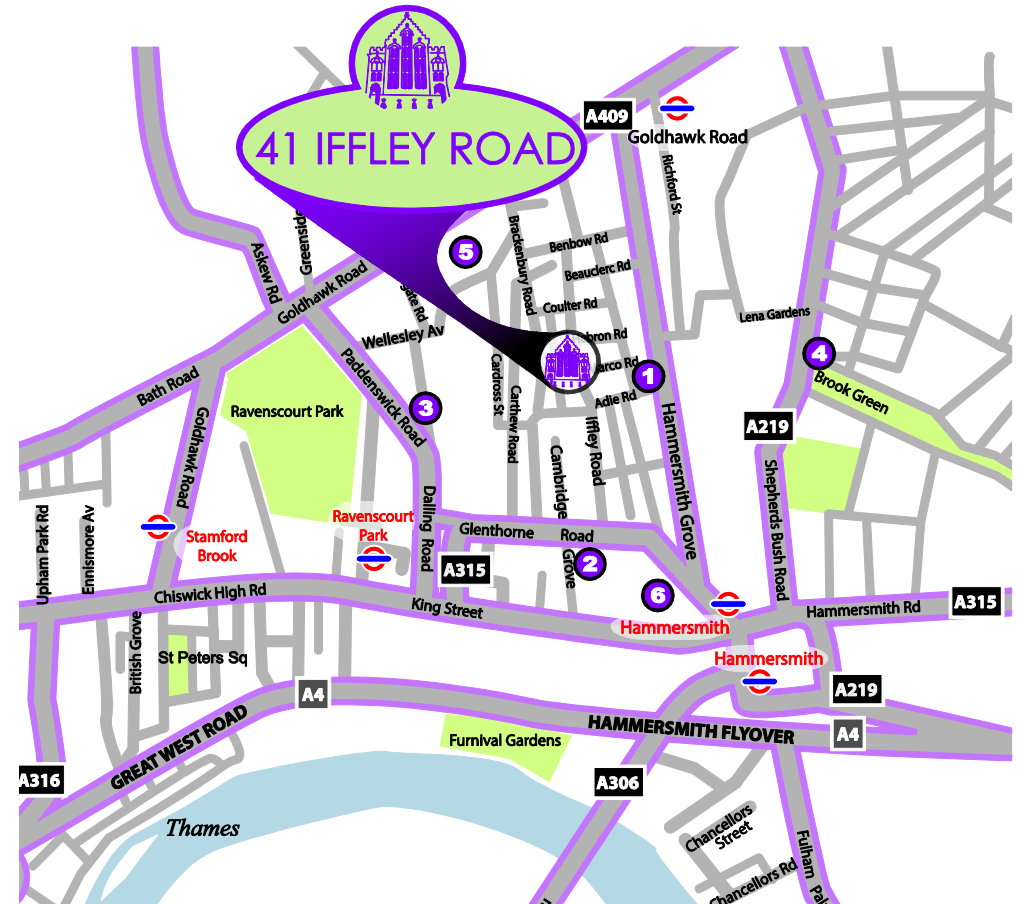
The A4/M4 (access to the West End, Heathrow Airport and the M25) is also just to the south.

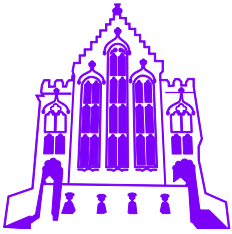
The nearest school is Brackenbury Primary School (0.2 miles) and is rated as 'outstanding' by Ofsted and it is within the Hammersmith Broadway Ward.

DESCRIPTION :

The property was constructed in 1882 before the rest of the street. Originally the church was named St John's and was the sister church to St John's The Evangelist in Glenthorne Road. It is arranged on the ground floor and basement with a mezzanine at either end. Since the 1970s it has been used as a studio for a scene painter and has excellent natural light from the ecclesiastical windows within the gables. These windows provide for a property with much light and volume.

It has solid brickwork gables & elevations with concrete and render facades and a pitched, asbestos covered roof. Internally the roof has timber trusses and steel ties. The property is standalone and does not have party walls.





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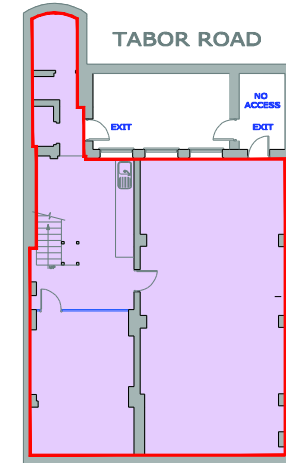
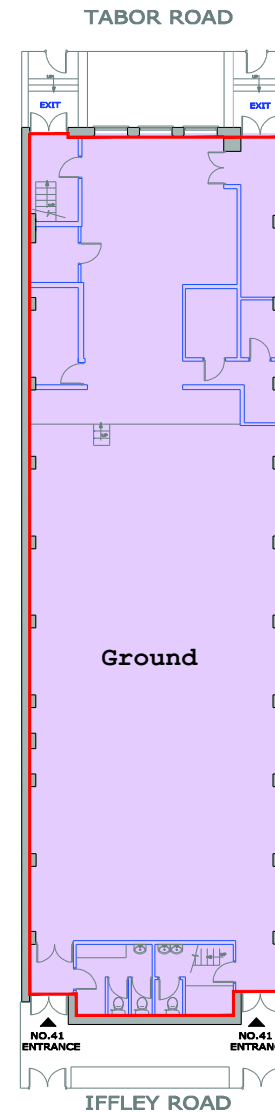
ACCOMMODATION :

The approximate gross internal area of the property is as follows:

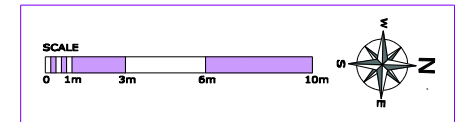
FLOOR	GIA SIZE per sq ft	SIZE per sqm
Mezzanine	226 sq ft	21.07 sq ft
Ground floor	3,129 sq ft	290.72 sq ft
Basement	1,097 sq ft	101.91 sq ft
Total gross internal area	4,452 sq ft	413.59 sq ft

RENT : To be agreed
TERMS : Available to rent until April 2015
EPC : Rated G

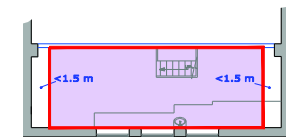
FLOOR PLANS



Basement



Mezzanine



IFFLEY ROAD



VIEWING

By appointment with sole agents:-
 Justin Clack jclack@frostmeadowcroft.com
www.frostmeadowcroft.com