FOR SALE - GROUND FLOOR COMMERCIAL UNIT WITHIN RIVERSIDE DEVELOPMENT – PLANNING CONSENT GRANTED UNTIL SEPTEMBER 2027 FOR RESIDENTIAL CONVERSION

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020 8400 9000
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Unit 1, Lion Wharf

Swan Court, Old Isleworth, TW7 6RJ

3,053 SQ.FT.
(283.7 SQ.M.)

Lion Wharf, Swan Court, Old Isleworth, Greater London, TW7 6RJ

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Location

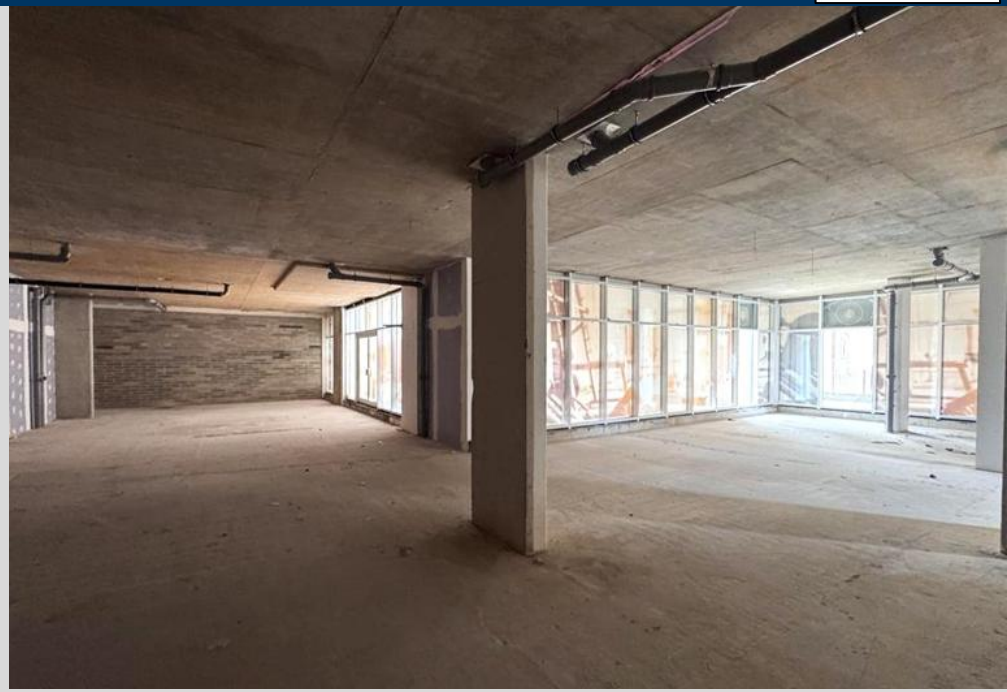
Lion Wharf is situated on Swan Street in Old Isleworth, which is an attractive and tranquil location close to the banks of the River Thames.

The property is circa 9 miles from Central London (Hyde Park Corner) to the east. Heathrow Airport is 6 miles to the west.

The M3 and M4 motorways are approximately 3 miles distant, giving good access to the M25 and the national motorway network.

Public transport facilities include Isleworth and St. Margaret's British Rail Stations, which gives access to Clapham Junction and London Waterloo within approximately 30 minutes.





Isleworth (British Mainline)	0.9 miles
St Margaret's (British Mainline)	1.1 miles
Syon Lane – (British Mainline)	1.1 miles
Richmond (District/Overground)	1.5 miles

A4 – Great West Road	1.3 miles
M4 - Brentford (Junction 2)	0.7 miles
Heathrow Airport (Terminal 4)	1.4 miles
M3 - Sunbury	1.9 miles

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The Property

Lion Wharf is a development by Bellway Homes which provides a quality riverside residential scheme (circa 140 residential properties), incorporating commercial space at ground floor, set within a modern, attractive environment with an ambient riverside location.

Accommodation

The property comprises the following approximate gross internal floor area:

Unit	Floor	Area sq. ft.	Area sq. m.
1	Ground	3,053	283.7

Note: All areas quoting on a Gross Internal Area basis as defined by The RICS Code of Measuring Practice.





Amenities

- Riverside location
- Close to local amenities
- Shell & Core (Ready for fit out)
- 6 allocated car parking spaces
- Close to other businesses
- A1, A2, A3, A4, B1, D1, D2 Uses all consented
- Planning consent granted September 2024 for 3 residential self contained flats

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Terms

The property is available to purchase on a 'virtual freehold' basis; being the residue of a 999 year lease at a peppercorn rent if demanded.

Guide Price: **£850,000 + VAT to include allocated car parking (£278.41 psf.)**

Business Rates

To be assessed.

All applicants are advised to make their own enquires through the London Borough of Hounslow Billing authority.

VAT

VAT is applicable in addition to all above costs.

EPC

Details available from the agents.

Legal Costs

Each party to bear their own legal costs.

Service Charge

A service charge of approximately £4,830.35 pa. inclusive of VAT, is payable in relation to the building insurance and maintenance of the common areas of the estate from 1st August 2026 to 31st July 2027.

Parking

6 car parking spaces are allocated with the property.



Viewing

Strictly through prior arrangement with sole agents Vokins.

Misrepresentation Act 1967

Every care has been taken in presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars. June 2026.

Anti Money Laundering Legislation

In accordance with the Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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