

AG&G

# THE CARPENTER'S ARMS

91 BLACK LION LANE, HAMMERSMITH, LONDON, W6 9BG



# THE CARPENTER'S ARMS

## SUMMARY

### FREEHOLD PUB FOR SALE

- Well-established public house in a highly sought-after residential location, just off St Peter's Square
- Attractive, prominent building with two trading floors and 'secret' walled west facing trade garden
- Of interest to owner occupiers and investors

### FREEHOLD VACANT POSSESSION

OFFERS INVITED IN THE REGION OF  
£2.25 million + VAT

### SUBJECT TO CONTRACT

Sole Selling Rights

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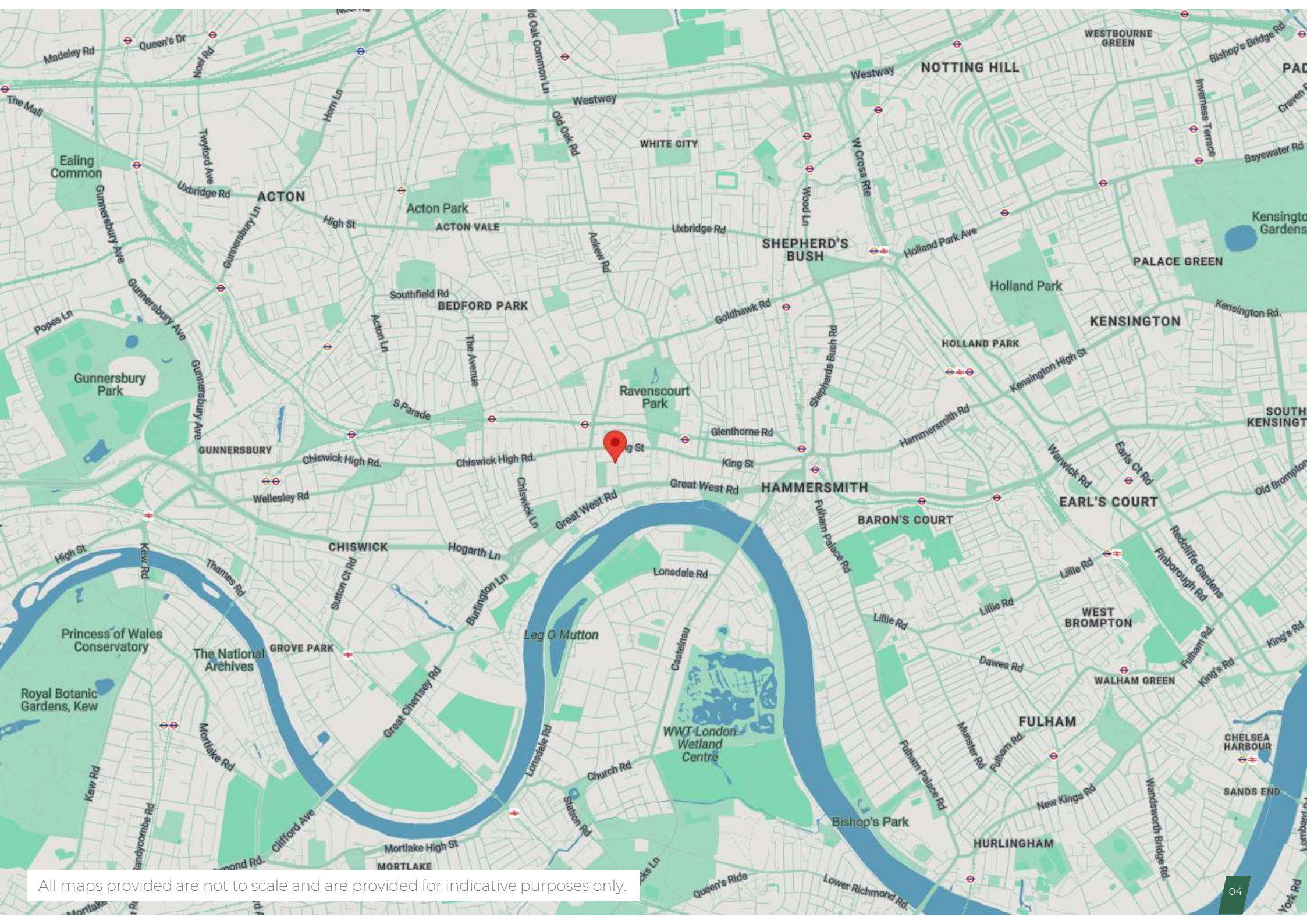
WINES SPIRITS BEERS



# LOCATION

The property occupies a niche and highly desirable position just off King Street in Hammersmith, one block from the sought-after St Peter's Square, and set within an attractive residential enclave in this well-regarded part of West London. The immediate area benefits from a strong mix of period housing, local amenities, and established hospitality venues, contributing to a vibrant yet village-like atmosphere. Stamford Brook Underground Station is approximately ¼ mile to the north-west, providing convenient access to central London, while the River Thames lies a similar distance to the south, offering appealing riverside walks and leisure opportunities.

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All maps provided are not to scale and are provided for indicative purposes only.



# DESCRIPTION

An attractive early-20th century end-of-terrace public house arranged over three storeys with basement and a single-storey rear extension.

## Basement

Chilled beer store.

## Ground floor

Provides a single bar with side servery, commercial kitchen and customer male and female WCs, with direct access to a wall-enclosed outdoor trade garden.

## First floor

Comprises a private dining room with ancillary accommodation.

## Second floor

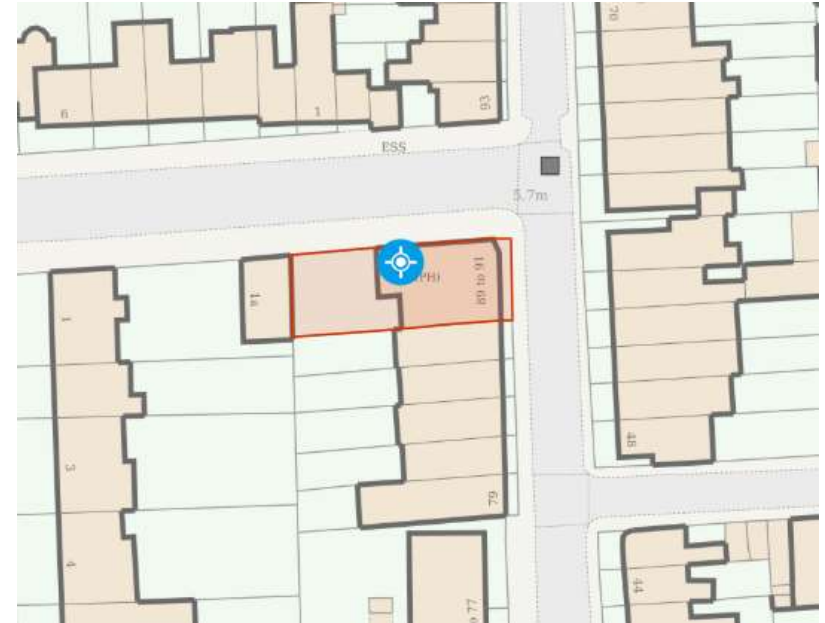
Provides domestic accommodation arranged as a two-bedroom manager's flat with living room and bathroom.

According to online measuring devices the approximate areas are as follows:-

<b>Ground floor</b>	128.5 sq m (1,383 sq ft)
<b>Basement</b>	72.7 sq m (783 sq ft)
<b>First floor</b>	74 sq m (797 sq ft)
<b>Second</b>	68.8 sq m (741 sq ft)
<b>Total</b>	<b>344 sq m (3,703 sq ft)</b>

**Site Area 283 sq m (3,050 sq ft)**

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.



# SERVICES

We are advised that the property is connected to all mains services.

# LICENSING

From informal enquiry of the London Borough of Hammersmith and Fulham, it is understood that the property has a Premises Licence permitting the sale of alcohol between 10:00am until 11:00pm Monday to Friday, 11:00am until 11:00pm Saturday and noon until 10:30pm on Sunday.

# PLANNING

The property is understood not to be statutorily listed; however, it is located within the St Peter's Square Conservation Area.

All interested parties are to rely upon their own planning research and due diligence prior to bidding.



# RATING ASSESSMENT

The property is listed as a Public House & Premises and has a rateable value of £41,500 with effect from April 2026.

# BASIS OF SALE

Inviting unconditional offers for the freehold interest with vacant possession upon completion.

Guide price £2.25 million + (VAT if applicable).

## EPC

The property has an EPC rating of D

The Carpenters Arms 89-91 Black Lion Lane LONDON W6 9BG	Energy rating <b>D</b>
Valid until 30 November 2032	Certificate number 6872-0316-6203-7480-4797






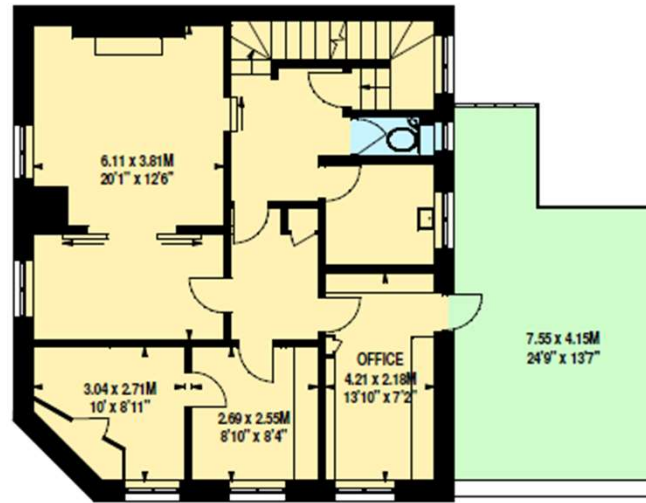
# PLANS



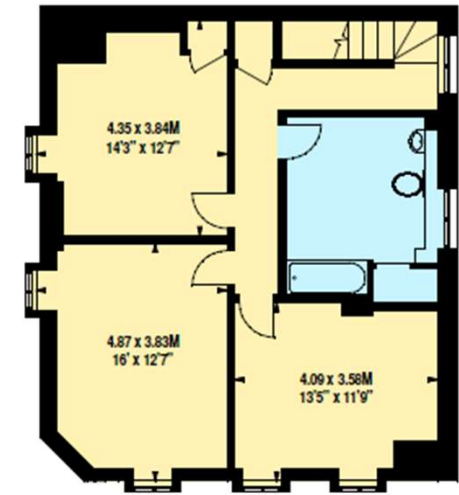
## The Carpenters Arms Black Lion Lane, W6

Approximate Gross Internal Area 344 sq m / 3703 sq ft  
(Excluding Bin Store)

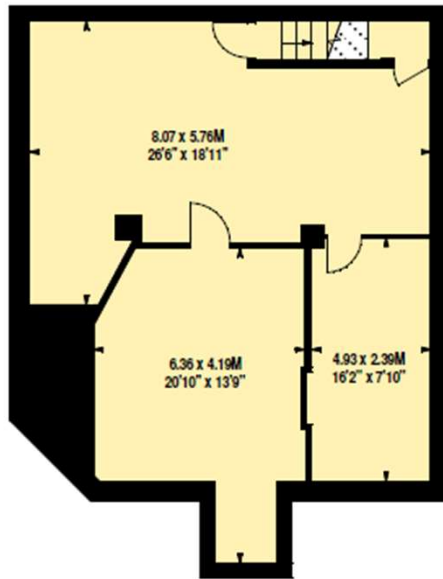
 Under 1.5m head height



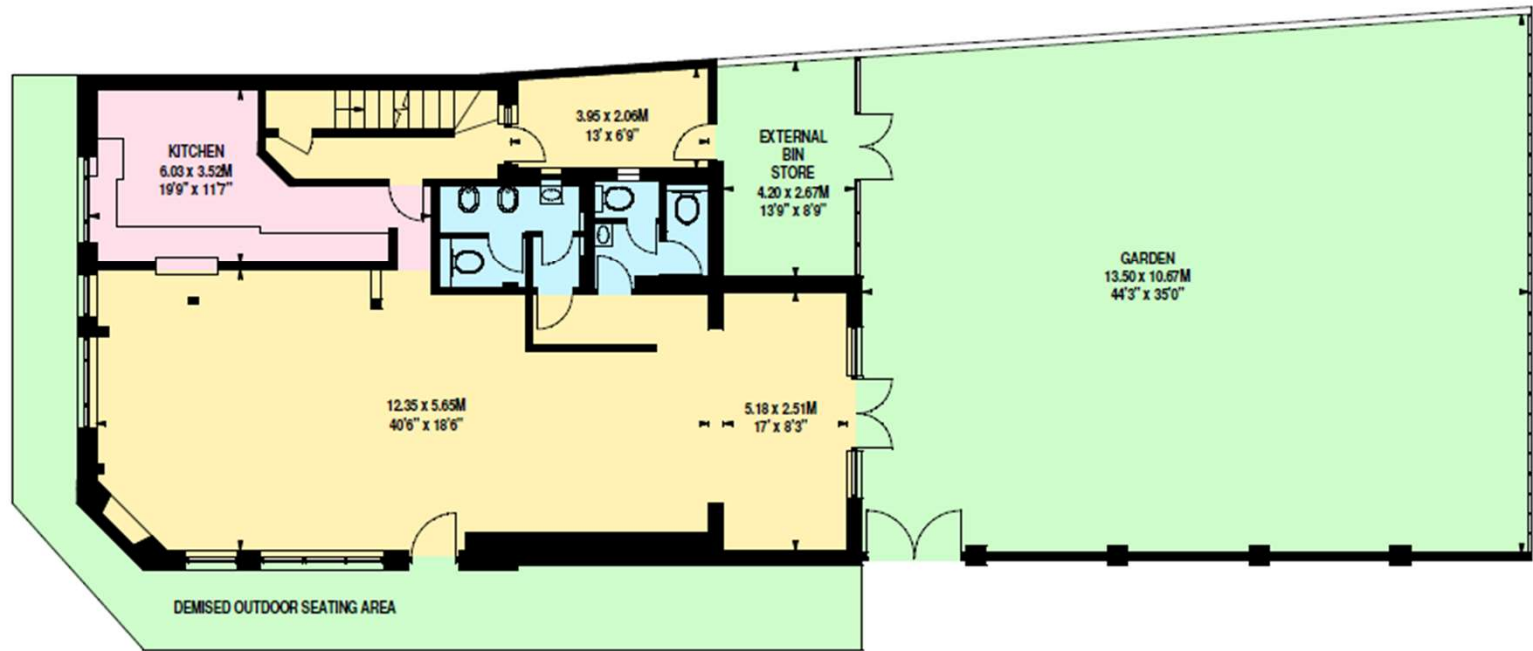
**First Floor**  
74.0 sq m / 797 sq ft



**Second Floor**  
68.8 sq m / 741 sq ft



**Basement**  
72.7 sq m / 783 sq ft



**Ground Floor**  
128.5 sq m / 1383 sq ft

The above plans are not to scale and is provided for indicative purposes only.

Floor Plan produced for AG&G by Mays Property Marketing ©. Tel 020 3397 4504  
Illustration for identification purposes only. Not to scale.  
Orientation, measurements, and other details are approximate and for guidance only,  
purchasers should verify details independently.  
Where a room has a sloping ceiling the dotted line marks 1.50m height,  
and all measurements shown are at floor level.

# VIEWINGS & FURTHER INFORMATION

**A customer inspection is encouraged. Neither staff nor customers are aware of the property being marketed for sale and should not be approached under any circumstances.**



## PLEASE CONTACT:

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The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

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