



Harrow Road, London

Freehold mixed use building

Offers In Excess Of: £1,000,000

This mixed use freehold building, consisting of a ground floor, basement, and rear studio office space as well as 2 residential units is being offered to the sales market chain free. Arranged over 4 floors in a Victorian terrace, this well-established property benefits from a recent refurbishment of the residential areas and offers a solid investment in a busy, growing area. Benefitting from lapsed planning permission as well, early viewings are strongly recommended.



Location

Located on the Harrow Road between Notting Hill, Maida Vale and Little Venice, the building is centrally situated. With Royal Oak, Westbourne Park and Paddington Stations all a short walk away, both the commercial and residential units benefit from excellent transport links to all of London and beyond. Portobello Road, St. Johns Wood and even Hyde Park are all nearby, providing an excellent draw to the area for both passing trade and a growing desire for residential property in the area.

Accommodation

The commercial unit is currently let out to a solicitor's firm under a rolling 6 month notice periodical lease who also occupy the building next door. The bright large windows ensure that this flexible use space has maximum impact on passing trade as well as offering an open space from which to operate a variety of businesses.

The two residential units are split into a first floor 1 bed and a split level top floor two bed. Both units have been consistently rented out with almost no void periods since 2014 and have shown steady rental growth in line with the area over this time. Both flats are currently rented out to fully vetted long term AST tenants.

There is lapsed planning permission on the property for both a full roof extension for another floor and for a rear ground floor extension to join the workshop and office space.

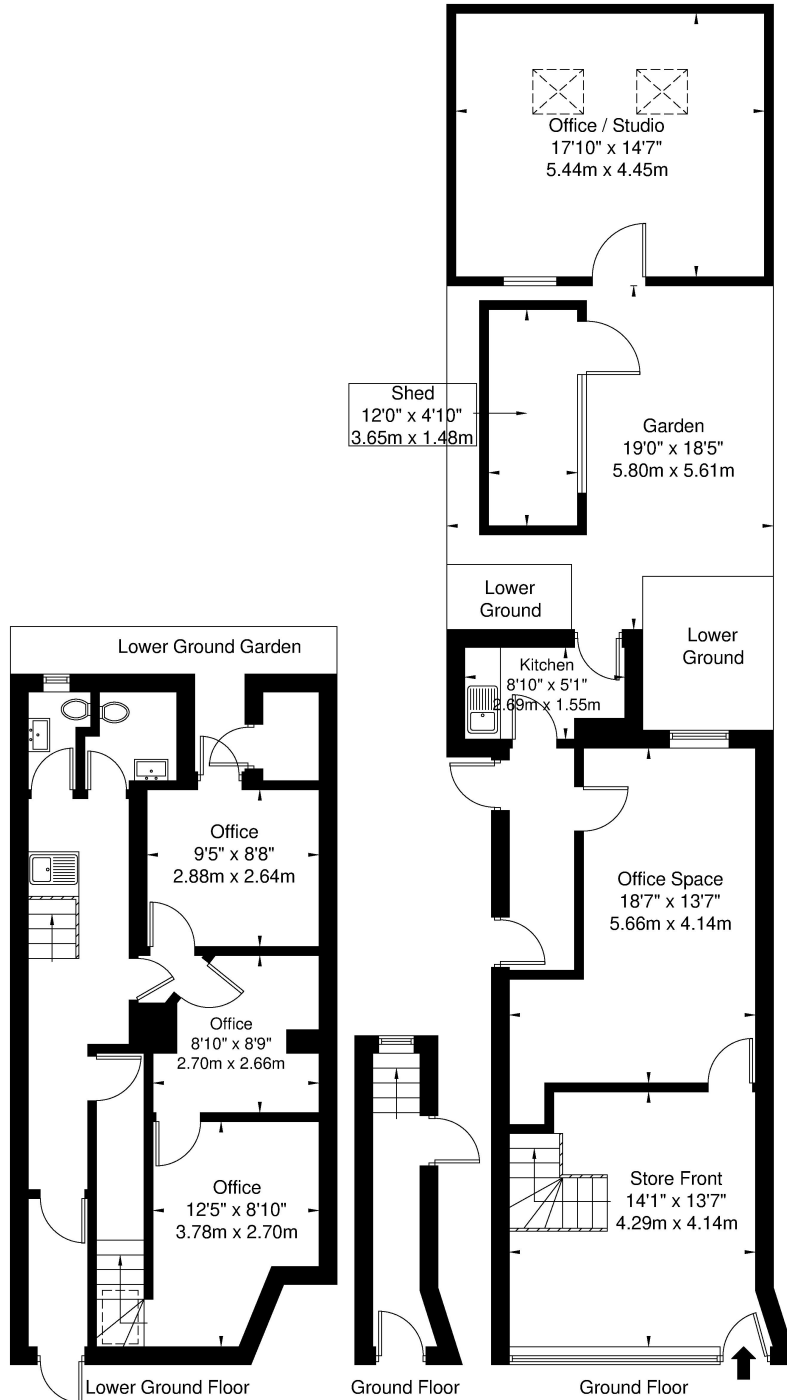
The total floor space (not including communal common parts) is approximately 223.4 m²

Harrow Road, W9 2HU

Approx. Gross Internal Area = 100.9 sq m / 1086 sq ft

Shed & Office / Studio = 28.6 sq m / 308 sq ft

Total = 129.5 sq m / 1394 sq ft



Ref

Copyright

**BLEU
PLAN**

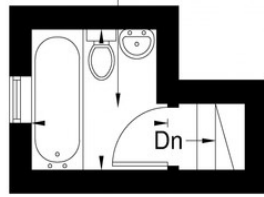
The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Copyright @ BLEUPLAN

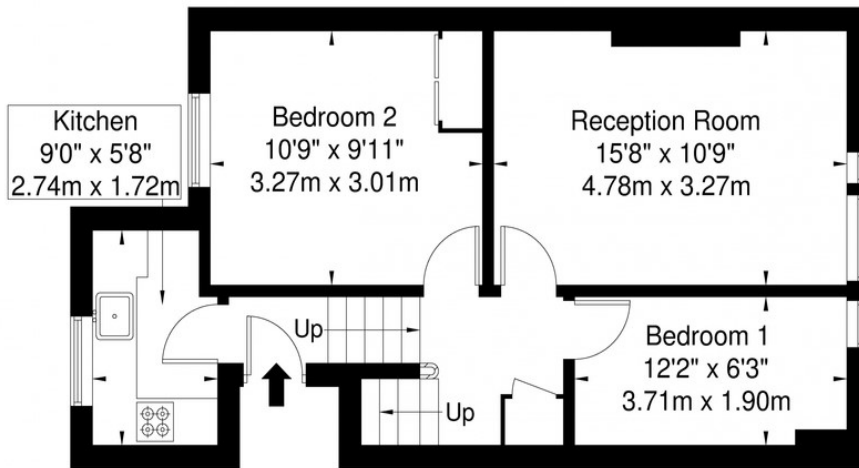
Harrow Road, W9 2HU

Approx. Gross Internal Area = 52.3 sq m / 562 sq ft

Bathroom
6'2" x 5'11"
1.87m x 1.81m



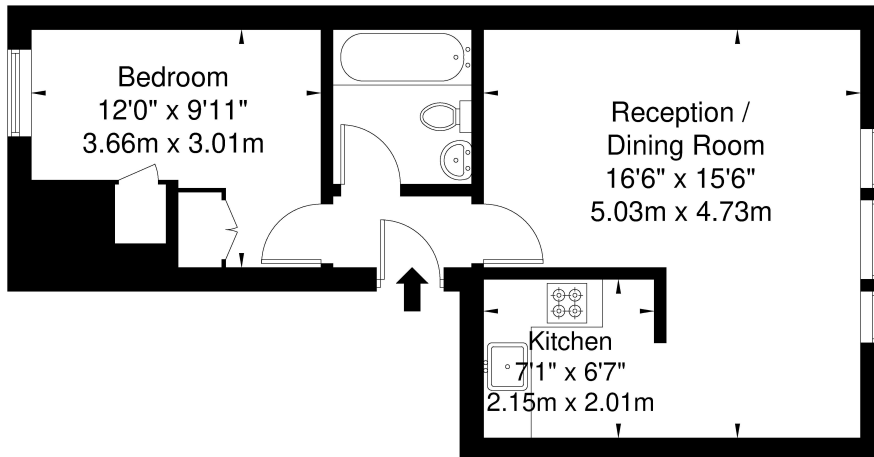
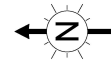
Third Floor



Second Floor

Harrow Road, W9 2HU

Approx. Gross Internal Area = 41.6 sq m / 447 sq ft



First Floor

Contact us
20 Great Western Road
London
W9 3NN
T: 020 7286 5757
E: sales@westways.co.uk



In accordance with the 1993 Misdescriptions Act: The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order. Neither has the Agent checked the legal documents to verify the Leasehold/Freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.