



## Kentish Town Road, London, NW1

### Mixed Use Freehold Building

Asking Price Of: £580,000

This unique mixed use freehold building is being offered to the market for sale. Consisting of a two bed residential apartment in need of a full refurbishment as well as a ground floor and basement level commercial unit currently leased out to a barbershop this Victorian building on a busy parade of shops a short distance from the world famous Camden is an opportunity not to be missed.



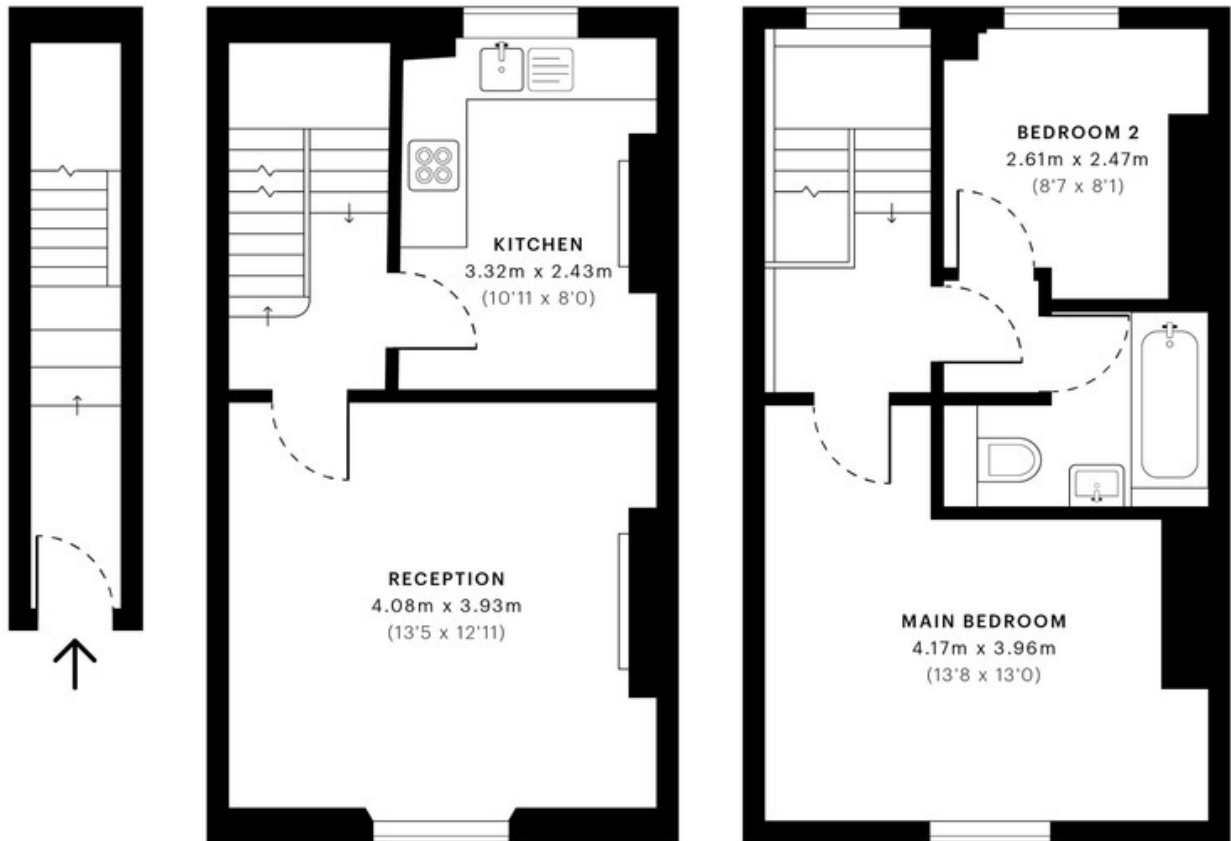
## Location

Situated between Camden Town Station, Kentish Town and Kentish Town West the building benefits from being surrounded by excellent transport links as well as being within walking distance of the world famous Camden Lock area. All of this ensures a strong mix of local and destination based footfall in the area for the shop and provides a variety of cafes, restaurants and shops for any prospective owner of the flat to enjoy.

## Accommodation

The two bed apartment is arranged over the first and second floors with a separate kitchen and living room. The upper floor is split into two bedrooms with a small loft space above which similar buildings on the street have used to add roof terraces which could therefore be an option for this flat (STPP). Having been previously rented out for over 10 years, there is the potential for a full renovation inside and out.

The ground floor and basement commercial unit is currently under lease to a barber shop, which runs till March 2022 and is achieving a rental income of approximately £14,000 p/a. Consisting of approximately 55 m<sup>2</sup>, there is a wide range of potential uses for this bright unit on a busy high street.



— Ground Floor

— First Floor

— Second Floor

 **GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
66.74 sqm / 718.38 sqft

 **NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
55.91 sqm / 601.81 sqft

 **EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

 **RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 59.06 sqm / 635.72 sqft  
IPMS 3C RESIDENTIAL 56.26 sqm / 605.58 sqft

SPEC ID 60e331987c9f110ded118fed

Contact us

20 Great Western Road  
London  
W9 3NN

T: 020 7286 5757

E: sales@westways.co.uk

W: westways.co.uk



# Westways



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.