



**400 Harrow Road**  
Maida Vale, London, W9 2HU

**Freehold Development  
Opportunity – For Sale by  
Order of Executors.**

**3,543 sq ft**  
(329.16 sq m)

- Attractive flat-fronted period building.
- Potential for extensive re-development (stp).
- Superbly positioned close to Notting Hill, Paddington and Maida Vale.
- First time to the market for over 50 years.
- Full vacant possession upon completion.



# 400 Harrow Road, Maida Vale, London, W9 2HU

## Summary

<b>Available Size</b>	3,543 sq ft
<b>Price</b>	£1,200,000 Guide Price
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	D (78)

## Description

This handsome flat fronted period commercial Freehold is arranged across four floors and enjoys the rare and immediately appealing benefit of two separate entrances to these sprawling commercial spaces. The Ground Floor comprises a glazed street frontage with direct access into somewhat vast office spaces across one level with an impressive and striking Boardroom that sits between the main areas and the rear Double Garage and residential Mews property above. Accessed via an internal staircase is a superb Basement level storage facility that cleverly incorporates the vaults and benefits from excellent ceiling height and good overall condition.

The upper two/ two and half floors enjoy their own private entrance thereby making potential conversion into self-contained residential apartments significantly more straight-forward. Currently they are offered as dated, but well-presented office spaces with excellent ceiling heights, an abundance of natural light and air conditioning.

## Location

The site enjoys an exceptionally convenient Central London location being on the fringe of a number of extremely high value postal districts, namely W1, W2, W11 and NW8. This, and the fact that once you cross beneath the Westway you are effectively entering the Marylebone district all makes for a compelling investment argument for the future at such low levels of capital value.

The road itself enjoys a vast range of business and residential spaces and is considered to be a key artery into Central London from north London postal codes. The open spaces of Paddington Rec and the Hyde Park Estate allow for a balanced London lifestyle and the immediate transport facilities listed below demonstrate the strengths of this highly convenient location.

## Terms

Legal Title & Tenure: The Freehold Title is as follows:-

- 400 Harrow Road (Title No.241570)

The property is being sold on the basis of full vacant possession upon completion of legal formalities. Completion is to occur no earlier than 16th December 2024.

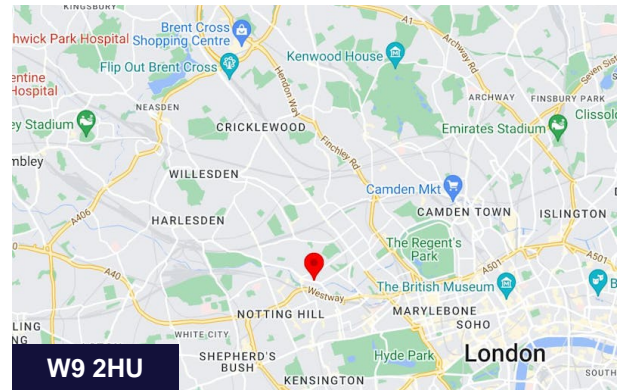
VAT: We understand the Property is not elected for VAT.

Viewings: The properties may be inspected internally strictly through prior appointment. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

Services: It is our understanding that mains water, electricity, gas and drainage are provided. However, it is the responsibility of the purchaser to ensure that services are available and adequate for any proposed development.

Method of Sale: The Property is For Sale by Private Treaty with the following Guide Price:-

- 400 Harrow Road £1,200,000



## Viewing & Further Information



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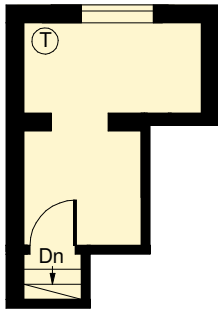
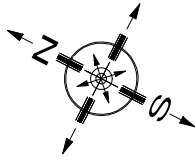
### Chris Ryan

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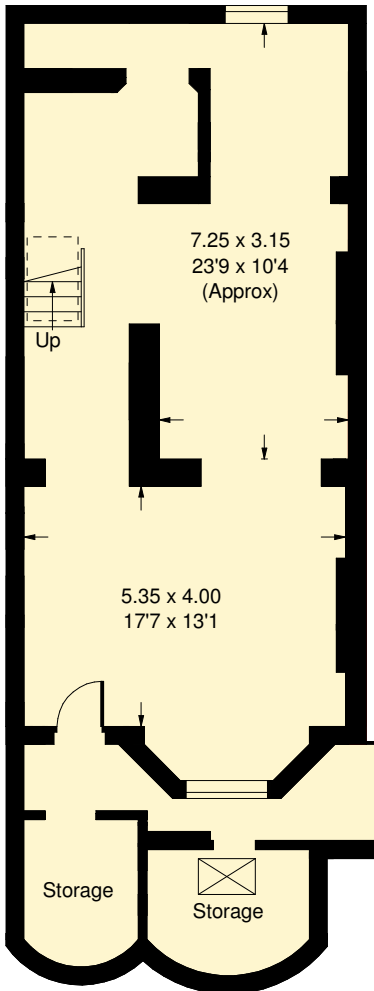
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# Harrow Road, W9

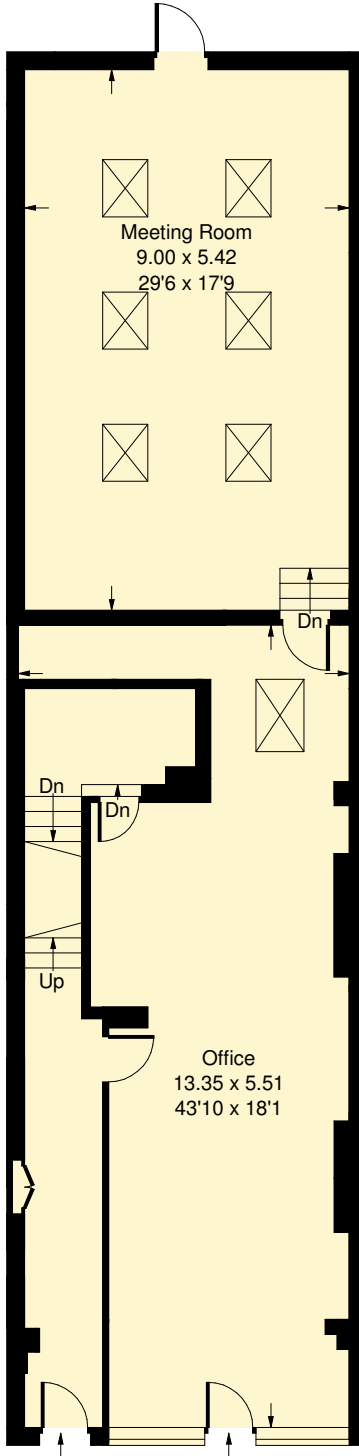
Approx. Gross Internal Area =  
329.2 sq m / 3543 sq ft  
(Including Storage)



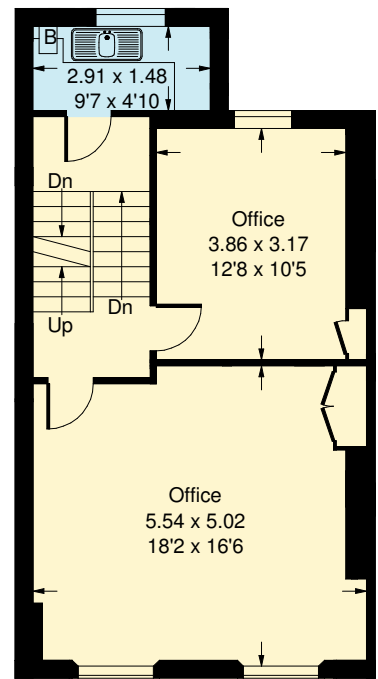
**Third Floor**



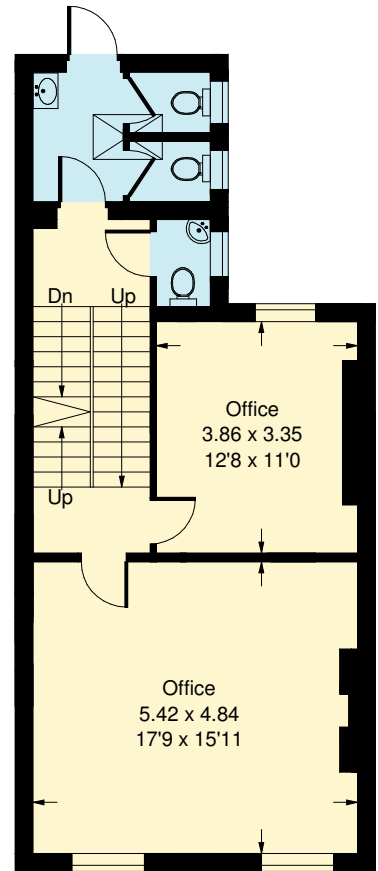
**Lower Ground Floor**



**Ground Floor**



**Second Floor**



**First Floor**

= Reduced headroom below 1.5 m / 5'0

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.