

# 4 WAKEMAN ROAD

KENSAL RISE, LONDON NW10 5BN

FREEHOLD MIXED USE OPPORTUNITY: Architecturally striking detached character building in the heart of Kensal Rise – 4,128 sq.ft. (383.5 sq.m.)



**FOR SALE**

£2,500,000

Tenure: Freehold

Active Capital Value at just £606 p/sq/ft

**Winkworth**

Development & Commercial Investment

## FREEHOLD

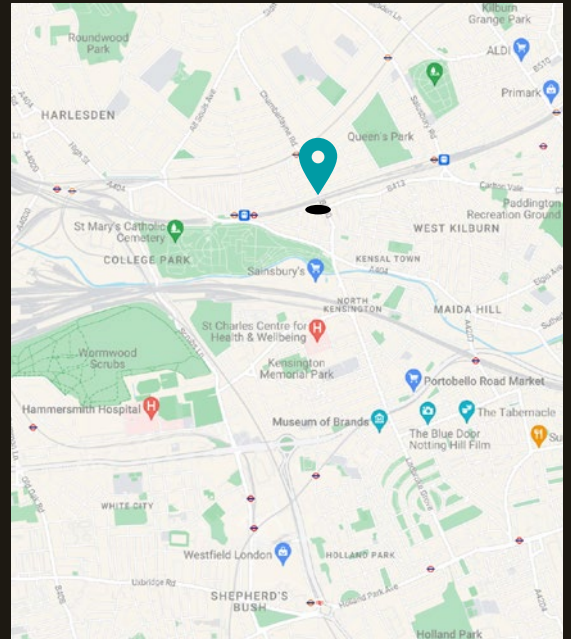
This is an exceptional piece of Central London real estate, rarely available to the open market and enjoying an enviable location in the heart of Kensal Green. Discreetly positioned behind private entrance gates, the sweeping cobbled courtyard leads up to a grand double fronted detached period building that is arranged as a vast Ground Floor workshop (c. 2,528 sq.ft. / 235 sq.m.) that is currently utilised as a furniture production factory to include private office space. Enjoying a current income of £36,000 per annum, the flexibility and future prospects for this space is genuinely significant, with change of use potential, subject to the necessary consents.

The upper two floors are accessed via a private industrial steel spiral staircase, leading into a sprawling maisonette of handsome proportions (c. 1,400 sq.ft. / 130.1 sq.m.) arranged as four bedrooms, with exceptional reception spaces and a superb level of specification throughout.

The property is gated, with off-street parking for at least 3 vehicles and ample private amenity space. Available with full vacant possession upon completion.



- Spectacular Mixed Use Freehold.
- Gross Internal Area of 4,128 sq.ft. (383.5 sq.m.).
- Commercial and C3 Residential across 3 floors.
- Prime Kensal Green location.
- Future development potential (stp).
- Rare Central London Freehold.



## LOCATION

The NW10 postcode and specifically the Kensal Green district is a hugely desirable suburb in Prime Central London, renowned for its eclectic mix of dining, delicatessen and entertainment amenities and yet being within close proximity to more established areas such as Notting Hill and Ladbroke Grove, close by. The area enjoys access to many green open spaces and the additional ambience and appeal of Queens Park is just a short walk away. Number 4 Wakeman Road enjoys all of these advantages and is located within a quiet, tree-lined street off Chamberlayne Road with fantastic transport links into

Central London via both Overground and Underground connections at Kensal Green, resulting in swift access into Oxford Street in just 20 minutes and access further east to the City of London within 35 minutes.

The area, despite its established and thriving community, also enjoys recent upgrades by way of several newly completed luxury residential development blocks, providing further footfall and stability to the retail district and enabling Kensal Rise to retain its position as a key area for life and leisure in West London.

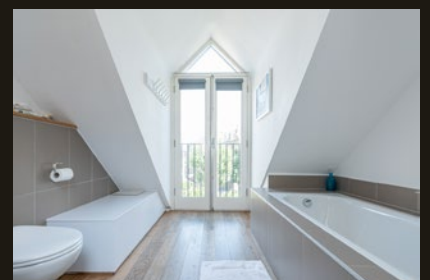
# OCCUPATIONAL LEASES

## RESIDENTIAL:-

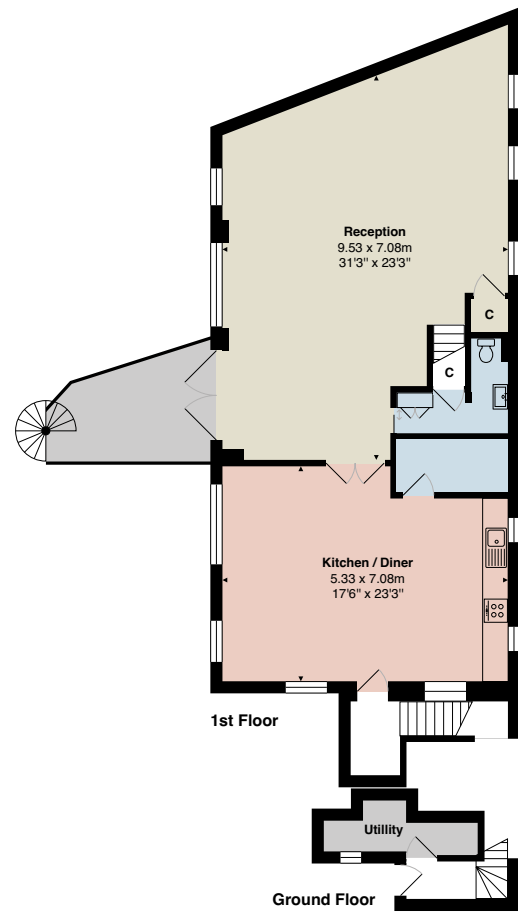
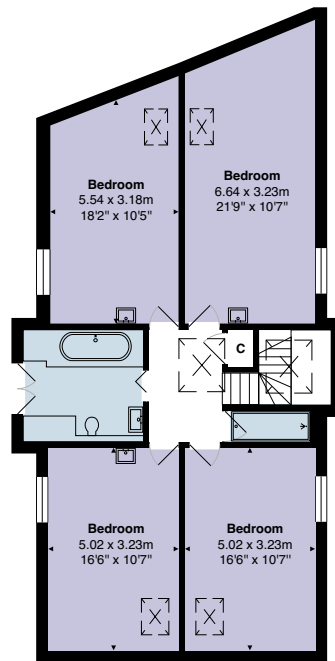
The self-contained 4 bedroom residential apartment is currently let on as Assured Shorthold Tenancy Agreement at a rate of £44,712 per annum.

## COMMERCIAL:-

The Ground floor work shop space is currently let for £36,000 per annum on a Tenancy at Will with 2 months' notice allowable from either party.







## Wakeman Road NW10

Flat: 214.9 m<sup>2</sup> ... 2313 ft<sup>2</sup>  
Workshop: 168.6 m<sup>2</sup> ... 1815 ft<sup>2</sup>  
Total Area: 383.5 m<sup>2</sup> ... 4128 ft<sup>2</sup> (excluding garden, shed)

All measurements are approximate and for display purposes only



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.

# PLANNING

## TENURE

Freehold.

## TERMS

The property is being for sale either subject to the occupational leases or with Full Vacant Possession.

## EPC

Commercial: D (89)  
Residential: E (41)

## VAT

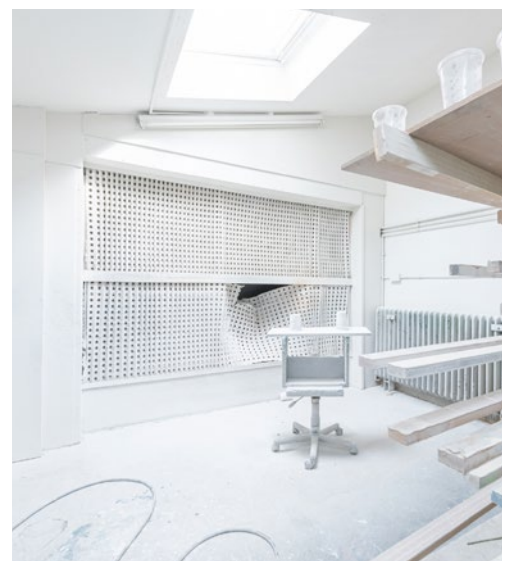
The property is not elected for VAT.

## RATEABLE VALUE

The rateable value of the Commercial has been set at £11,000 per annum.

## RATES PAYABLE

We strongly recommend that you verify these rates within the London Borough of Brent's Business Rates department on 020 8937 1525.





## FURTHER INFORMATION

Should you wish to arrange an inspection or require further information, please contact the sole selling agents.



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## PROPOSAL

A 'Guide Price' of £2,500,000, subject to contract, for the Freehold interest.

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