Fuller Gilbert & Company Est. 2001

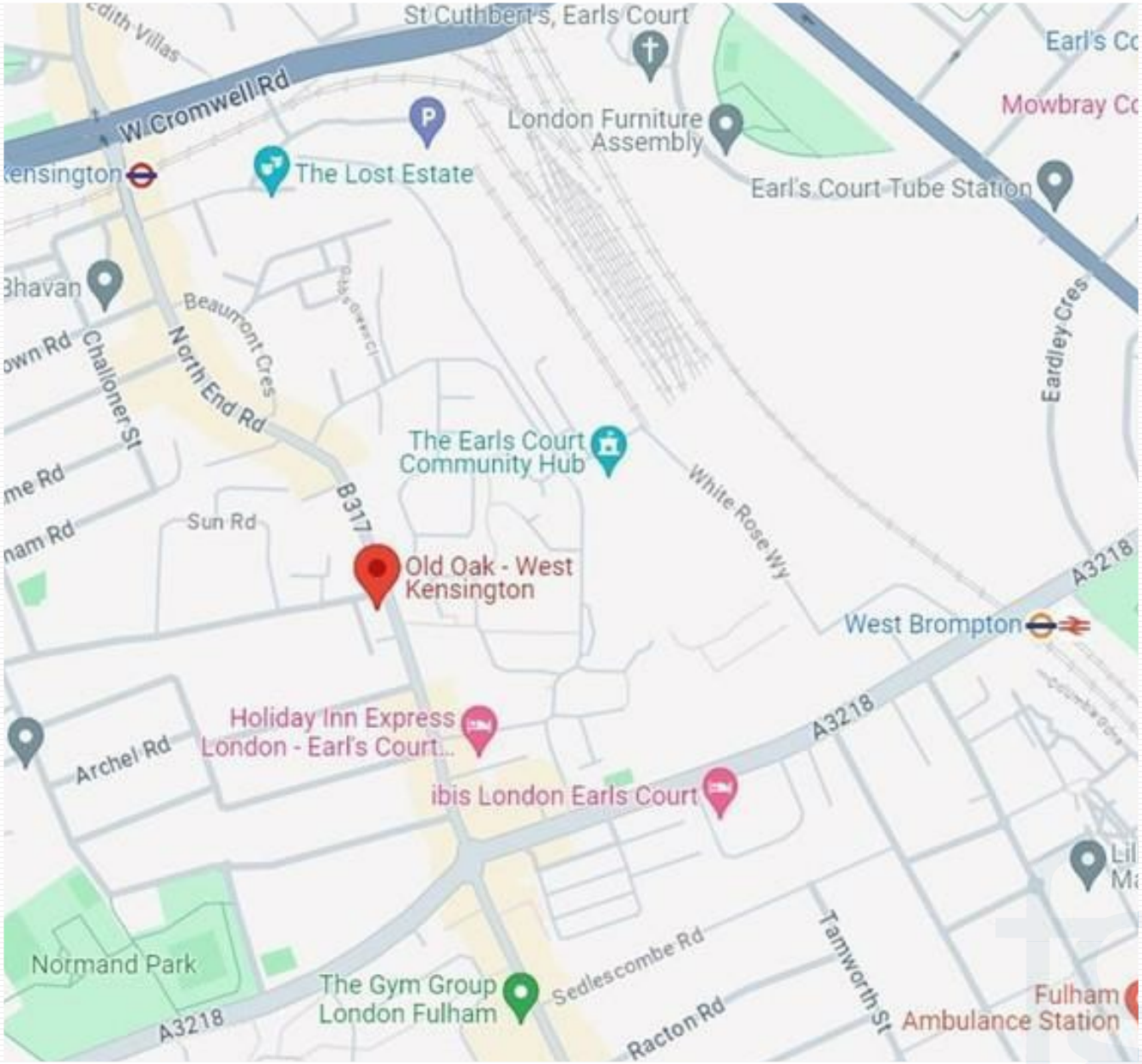


North End Road, West Kensington, W14 9NX

Offers In Excess Of £2,000,000 Freehold

Introducing North End Road...

Currently operating as a public house, the commercial element spans approximately 2,091 sq ft (194.22 sq m) and offers flexible potential for a variety of commercial uses (STPP). This versatile building presents a compelling investment or development opportunity in one of London's most sought-after areas.





Welcome to West Kensington...

The property fronts North End Road at its junction with Star Road, in a mixed retail, commercial and densely populated residential district of West London. It is circa 350m from West Kensington tube station to the north (Piccadilly and District lines) and slightly further from West Brompton (District and Overground lines) to the southeast. The Cromwell Road (A4) arterial route is circa 450m to the north.

North End Road

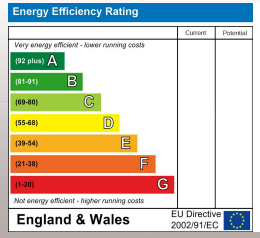
OLD OAK

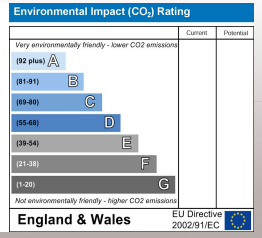
APPROXIMATE GROSS INTERNAL FLOOR AREA OF COMMERCIAL UNIT: **2091 SQ FT - 194.22 SQ M**
APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESIDENTIAL UNIT: **3578 SQ FT - 332.44 SQ M**
APPROXIMATE EXTERNAL FLOOR AREA: **194 SQ FT - 18.00 SQ M**
(INCLUDING TERRACE & BALCONY)



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part and offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement





Please note, on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that the wiring, plumbing and drains have not been checked. Our client has advised of the tenure of the property. The length of lease and service charge have been provided by a third party. Any intending purchase must obtain confirmation of these facts from their solicitor.

Estate Agents
Valuers
Private office
Development Consultants
Property Consultants
Asset & Capital Management

Fuller Gilbert & Company Est. 2001

38-40 Gloucester Road, Kensington SW7 4QT | 020 7581 0154 | sksales@fullergilbert.co.uk | sklettings@fullergilbert.co.uk

95 High Street, Wimbledon Village SW19 5EG | 020 8016 9700 | wvsales@fullergilbert.co.uk | wvlettings@fullergilbert.co.uk