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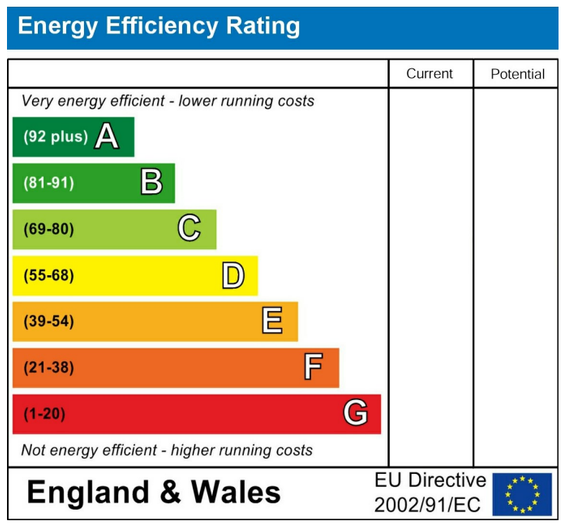

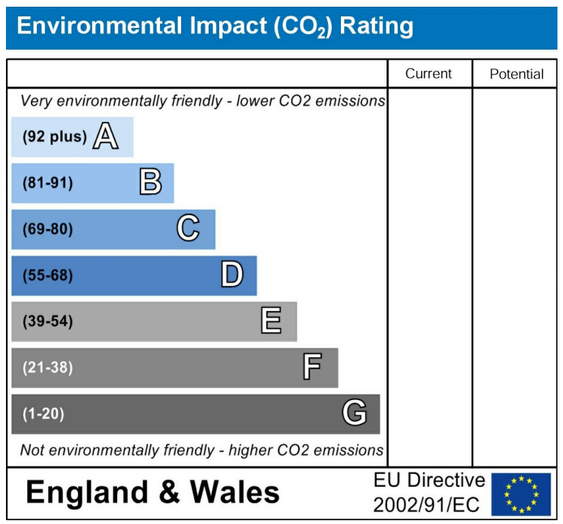

Chamberlayne Road, London, NW10 3ND

Asking Price £799,950

Subject to Contract

- Mixed use investment
- Top two floors could be either two one/two bedroom apartments or HMO studios
- In the heart of Kensal Rise
- Shop and lower ground producing £26,400, rent review 2026
- Rear access
- Four floors at 630 sq ft per floor

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69 Chamberlayne Road, London NW10 3ND
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Chamberlayne Road, NW10 3ND

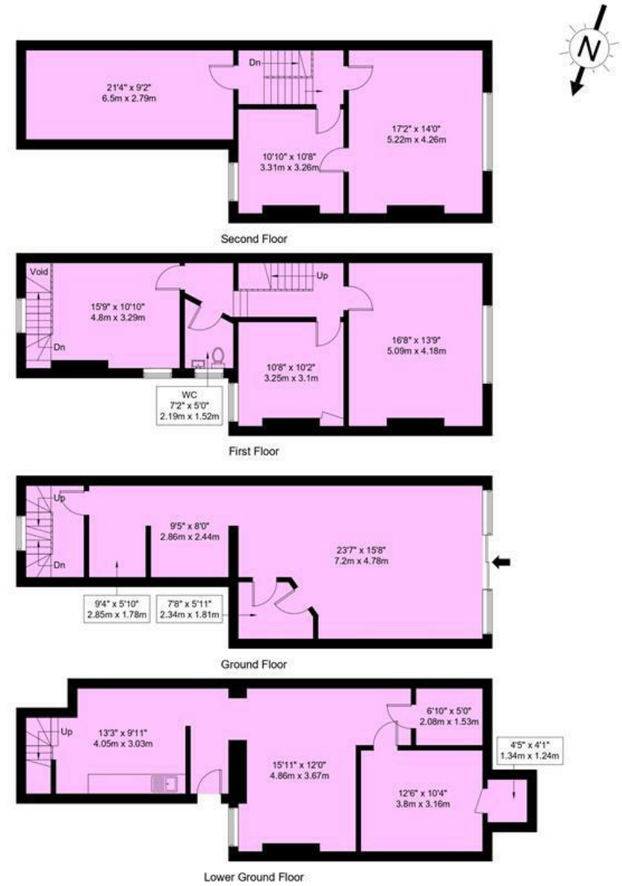
This property on Chamberlayne Road in Kensal Rise presents a compelling mixed-use investment with both stable income and real development potential... spanning approximately 2,521 sq ft across four floors, the building is currently configured with a commercial tenant — a longstanding chemist — occupying the basement and ground floor. That lease, which generates £26,400 per annum, is secured under the Landlord and Tenant Act, with a rent review due in 2026 and expiry in 2028. The commercial aspect benefits from strong footfall due to its location on a lively high street surrounded by other established businesses

The first and second floors are arranged as a maisonette, offering roughly 1,260 sq ft of space ideal for conversion. This could take the form of a single spacious apartment, two separate one/two-bedroom flats, or potentially multiple self-contained studio units. Depending on the layout and finish, rental values in Kensal Rise suggest this residential portion could generate upwards of £3,600–£4,000 per month. That would push total building income to somewhere in the region of £70,000 per year.

Kensal Rise is a high-demand area, especially among young professionals and creatives, thanks to its transport links — Kensal Green and Kensal Rise stations are both nearby — and its thriving bar, café, and retail scene. Chamberlayne Road, in particular, is one of northwest London's most active and evolving high streets.

Chamberlayne Road, NW10 5JE

Approx Gross Internal Area = 234.2 sq m / 2521 sq ft



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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. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Tenure Freehold

Price Asking Price £799,950 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents

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