

Westbourne Grove
W11

£12,000,000
Freehold

Notting Hill & Kensington

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Freehold mixed use building
for sale in landmark location.

Freehold mixed use building
Prime Notting Hill location
Vacant possession
Development opportunity
Landmark building
Notting Hill Gate Underground



A substantial red brick building for sale on the three way junction at Westbourne Grove, Chepstow Place and Pembridge Villas. The building has had many uses over the years and contains residential flats and commercial units. It is a great development opportunity (subject to the necessary planning and building permissions). The building is being offered with vacant possession.

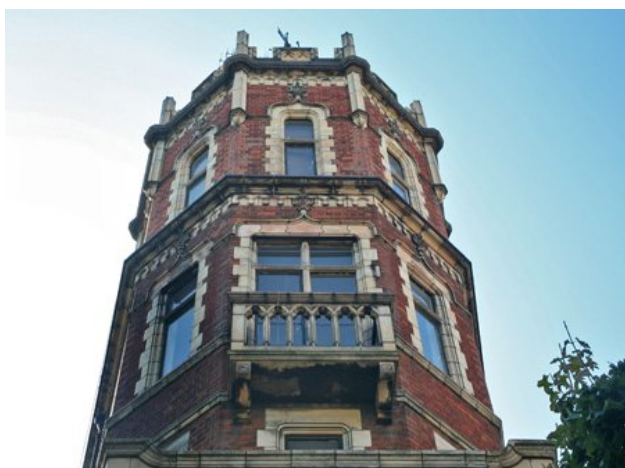


The current owner has drawn up a planning application to increase the size from approximately 10,000sq ft to 30,000sq ft (these plans have not been submitted as a formal application). Chard would assist interested parties to conduct independent planning enquires and suitability studies.

The building is located amongst numerous local shops, bars and cafes including the Lonsdale, Beach Blanket Babylon and the Walmer Castle. Daylesford Organic Supermarket and Café are just moments away, it's also a short distance to the world famous Electric Restaurant, Cinema and members club on Portobello Road, which also has the daily vegetable market and weekly antiques market. The nearest Underground station is Notting Hill Gate.



Tenure: Freehold
Floor area: TBC
Local authority: RBKC
HIP status: n/a





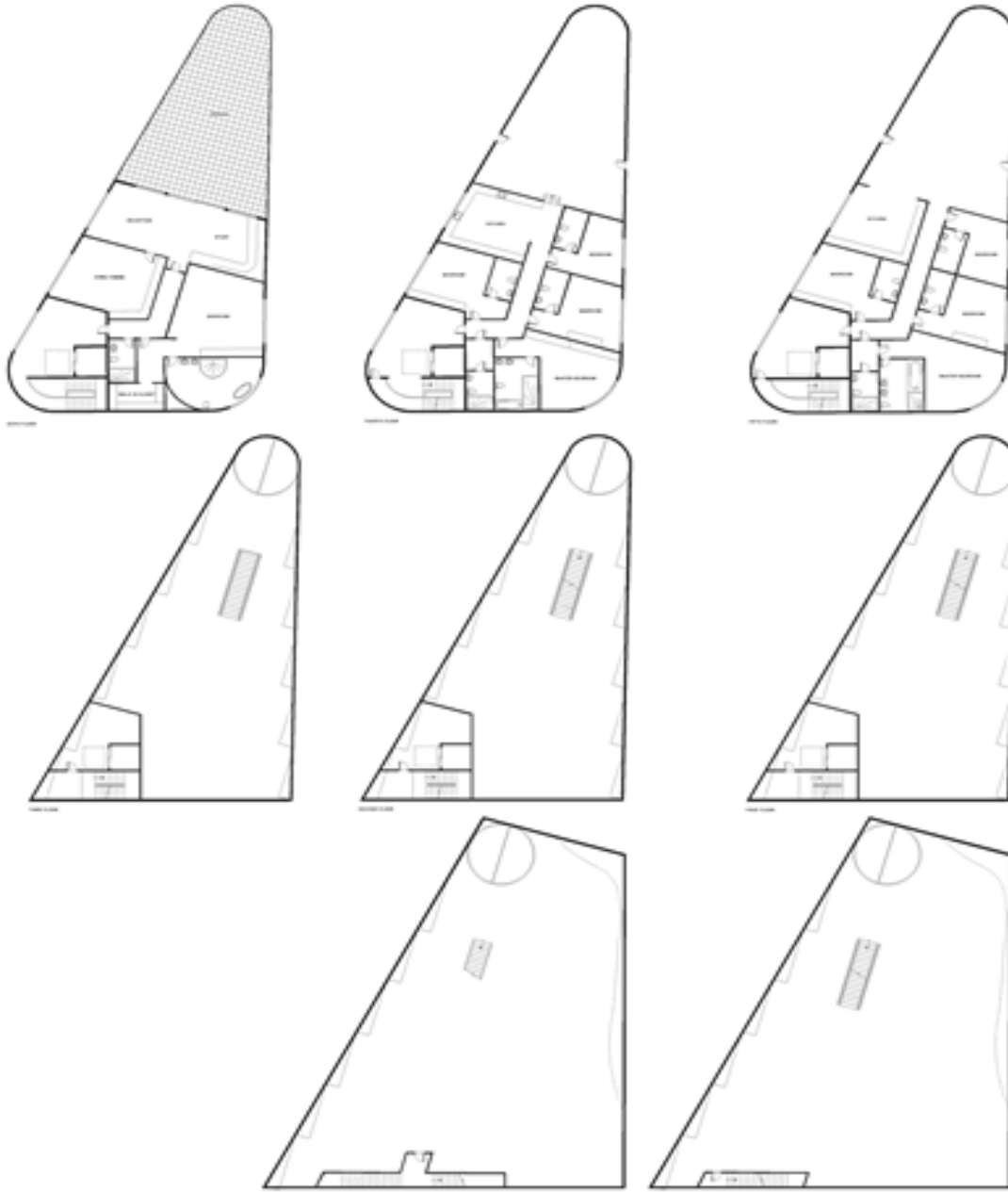
Location

Property Misdescriptions Act (1991)

These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Chard has not carried out a structural survey of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floorplans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures and fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed conveyancer prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to chard.

WESTBOURNE GROVE, W11

Approx. gross internal area
25263 Sq.Ft. / 2349 Sq.M.



FLOOR PLAN

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Chard and no guarantee as to their operating ability or efficiency can be given.

