

**Salter
Rex** LLP

FREEHOLD INVESTMENT FOR SALE SHOP WITH FOUR BEDROOM FLAT



**PRINCE OF WALES ROAD, NW5
MEASURING APPROX
(1815 SQ. FT.)**

ACCOMMODATION/ LOCATION	<p>Introducing an exceptional income-producing freehold investment opportunity in the vibrant heart of Kentish Town, London. This superb split-level property features four spacious bedrooms, two lovely terraces, a cozy reception area, and a convenient kitchenette. There is also the potential for further development, subject to planning.</p> <p>Located on Prince of Wales Road, NW5, this property offers easy access to all amenities, including shops, restaurants, and local attractions. With Kentish Town West, Kentish Town Underground, and Kentish Town train stations nearby, commuting is a breeze. Furthermore, Holy Trinity and Saint Silas CofE Primary School, Harmood School, and College Francais Bilingue De Londres are just a stone's throw away.</p> <p>Not to mention, this property also includes a ground floor shop currently leased until 2030, providing a stable income of £20,000 per year. With central heating ensuring comfort throughout, this freehold property presents a unique opportunity for both commercial and residential purposes.</p> <p>Do not hesitate to seize this rare chance to own a piece of London's bustling property market. Contact us today to schedule a viewing of this exceptional investment property on Prince Of Wales Road, NW5.</p>	
	Measurements (GIA Approximately).	
Ground Floor Shop	613 sq. ft	
Four Bedroom Flat	1202 Sq. ft	
Total Area	1815 sq. ft	
EPC:	Shop C Flat D	
Amenities:	<p>Open Plan Kitchen Diner, Livingroom, Four Good Size Bedroom, Two Terraces, Separate entrance to residential upper parts Central Heating, Good Decorative Order.</p> <p>Shop leased until 2030 and producing £20,000 per annum Rental exclusive.</p>	

Sale Price: *Freehold £1,300.000 subject to existing lease on ground floor shop only.*

Cost: *Each party is to bare their own legal costs incurred in the Transaction.*

AML: Under the Anti Money Laundering Regulations Act (AML), we are obliged to verify the identity of proposed Seller/s Purchaser/s prior to instructing solicitors in order to assist in preventing fraud and money laundering. This information is required by law.



VIEWING:

Only by appointment through the Sole Agent as below:

Metin Yildirim
Salter Rex LLP
Chartered Surveyors & Estate Agents, Crown House
265/267 Kentish Town Road
London NW5 2TP
Tel: 020 7428 6801 Mobile: 07951262191
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MISREPRESENTATION ACT 1967

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