



246-254 EDGWARE ROAD

LONDON, W2 1DS

£21,000,000
FREEHOLD

Nestled in the vibrant area of Edgware Road, London, this remarkable mixed-use building presents a unique opportunity for both investors and those seeking a versatile property. Built in 1930, the structure boasts a rich history while offering modern amenities that cater to a variety of needs.

The property features an impressive 44 en-suite bedrooms, managed by the well-regarded Coffee Island, ensuring a high standard of hospitality. In addition to the hotel accommodations, there is a luxurious two-bedroom penthouse suite, perfect for those desiring a touch of elegance. This combination of rooms makes it an ideal choice for both short and long-term stays, appealing to a diverse clientele.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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