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Sherwoods

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70 Pembroke Road, London, W8 6NX

Asking Price Of: £1,975,000

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70 Pembroke Road, London, W8 6NX

Freehold Building | Residential and Commercial | Prime location Kensington | Retail shop ground

DESCRIPTION

Outstanding Freehold Building – First Time on the Market in Over 75 Years
An exceptional opportunity to acquire a freehold building with significant potential.

The property comprises the following:

- Ground Floor: A retail shop with a meeting room, kitchen, and separate WC.
- First Floor: A well-proportioned one-bedroom apartment.
- Second Floor: A large studio flat with a separate kitchen.
- Lower Ground Floor: A spacious one-bedroom flat featuring a separate lounge, kitchen, bathroom, and a private rear terrace.

This building represents an excellent investment opportunity, offering flexibility for a variety of uses or redevelopment. Rarely does a freehold property in such a prime position come to market at under £2 million.

The current owners have held the property in the family for approximately 75 years and now feel it is time to pass it on.

Virtual Tour: <https://my.easyvirtual.tours/tour/7c5a8d87>

KEY FEATURES

- Freehold Building
- Residential and Commercial
- Prime location Kensington
- Retail shop ground floor
- 3 Separate Apartments
- Outside Terrace
- Kensington Olympia in short distance







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

ADDITIONAL INFORMATION

Tenure: Freehold

Local Authority: Kensington and Chelsea Royal

Borough Council



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 71.3 m² FLOOR 2 58.9 m² FLOOR 3 47.2 m² FLOOR 4 47.2 m²
EXCLUDED AREAS : PATIO 32.6 m²
TOTAL : 224.4 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

