

25,27 and 29 Westbourne Grove, W2 4UA

RESIDENTIAL FREEHOLD INVESTMENT FOR SALE





Executive summary

- Excellent mixed use investment opportunity in Central London within walking distance of Notting Hill and Paddington.
- 7 recently refurbished apartments (3x one beds and 4 x three beds)
- Commercial units on the ground floor and basement are let to tenants who have been in the building for many years.
- Rental income amounts to £431,750 per annum
- Freehold
- No VAT

Size:
9,567 sq ft

Price:
Seeking offers in excess of £7 million

Location

Set on the vibrant and famous Westbourne Grove, this block is located officially in the borough of Westminster, though its' neighbour, Notting Hill in Kensington and Chelsea is close by to the West. Hyde Park and Kensington Gardens are to the South and the well renowned The Whiteley development is also within close proximity to the property.



Westbourne Grove is within easy reach of A40 and A4 providing easy access out of London providing excellent road connectivity to the wider UK.



Paddington station is a short walk away and provides train service to the West of England. via Great Western Trains and connections across London to Stratford and Heathrow via the Elizabeth Line.

A number of tube stations are within walking distance including Ladbroke Grove (Circle, Hammersmith and City lines), Notting Hill Gate (Central, District and Circle lines) and Paddington (Bakerloo, District and Circle Lines).



Heathrow airport is within easy reach via the Heathrow Express and is only 15 miles away by car.







The Building

The building was completely renovated in 2019 and is arranged over 6 floors with residential apartments on the upper floors and commercial space over the basement and ground floor levels. The apartments have been refurbished to a good specification to appeal to the private and corporate lettings market.

The 7 self contained flats comprise of 3 x one beds in block 25 (A, B and C) which are accessed through a separate communal entrance and stairway to the left hand side of front elevation. The 4 x three beds in block 27 (A, B, C and D) have a further separate entrance to the right hand side of the front elevation.

Each of the residential units has solid wooden floors throughout the hallway and reception room with carpet in the bedrooms. The kitchens and bathrooms are modern and well maintained. The electric heating and air filtering systems were installed in 2019. There is no gas in the apartments.

The ground and basement levels are let to a café, restaurant and Bierkeller who have been operating from the buildings for many years.

The Whiteleys

Housed within the iconic Whiteleys Departmental store, is now one of London's most incredible multi-purpose award winning developments. Combining lavishly designed Residence, high end commercial units and a Six Sense Hotel and social club, this fabulous facility will be on your doorstep to enjoy and is already elevating property values in its vicinity.

www.thewhiteleylondon.com

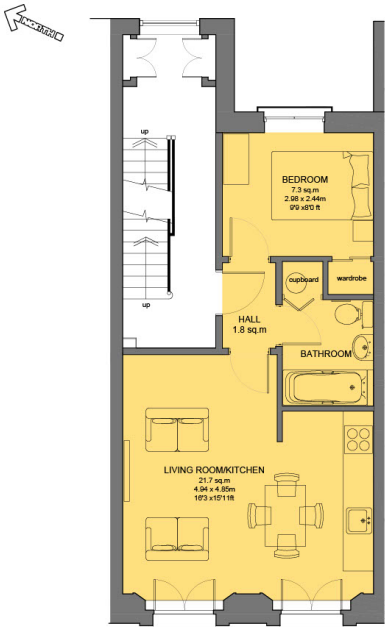
Tenancy Schedule

Number 25 and 26 are fully let on standard AST's with the 3 x commercial units let to Fresco Ltd (number 25), Sadaf Limited (Ground floor of numbers 27-29) and Tirolar Hut (Basement of numbers 27-29). All leases are available upon request.

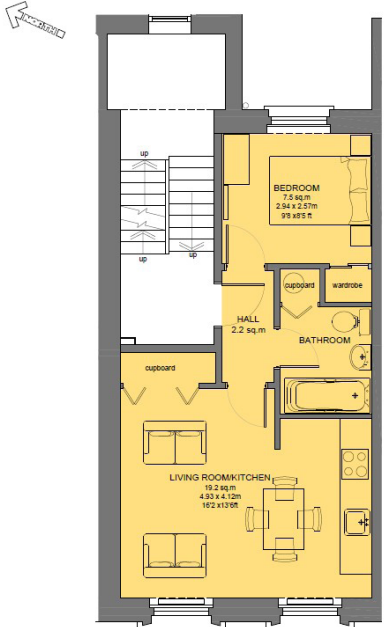
Unit	Bedroom	Area (sq ft) (GIA)	Gross Annual Rent (£)	Lease Expiry
25A	One	396	27,000	06.02.26
25A	One	393	25,800	30.09.25
25A	One	394	24,000	24.08.25
27A	Three	922	48,600	30.08.25
27B	Three	855	48,000	11.09.25
27C	Three	856	46,800	27.08.25
27D	Three	1,130	49,800	17.08.26
25 Cafe Fresco	Commercial	1,048	36,500	22.05.45
27 -29 Sadaf Restaurant	Commercial	1,848	79,000	12.11.29
27-29 Tirola Hut	Commercial	1,725	46,250	31.07.29
			431,750	

Floorplans

A selection of floorplans are enclosed, full set of floorplans are available upon request.



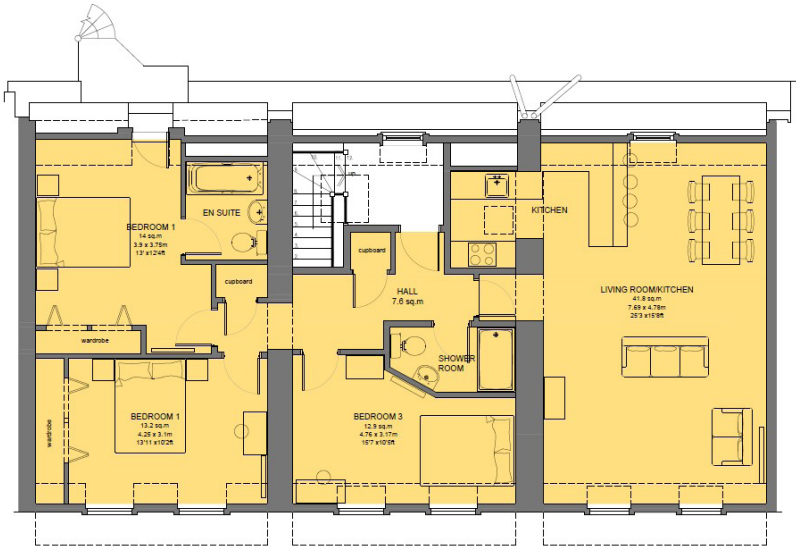
Westbourne Grove, W2 - Flat 25A
Approximate Gross Internal Area
36.5 sq.m / 396 sq.ft
All Measurements are maximum
Furniture layouts indicative only



Westbourne Grove, W2 - Flat 25B
Approximate Gross Internal Area
30.5 sq.m / 329 sq.ft
All Measurements are maximum
Furniture layouts indicative only



Westbourne Grove, W2 - Flat 27B
Approximate Gross Internal Area
70.4 sq.m / 755 sq.ft
All Measurements are maximum
Furniture layouts indicative only



Westbourne Grove, W2 - Flat 27D
Approximate Gross Internal Area
105 sq.m / 1130 sq.ft
All Measurements are maximum
Furniture layouts indicative only

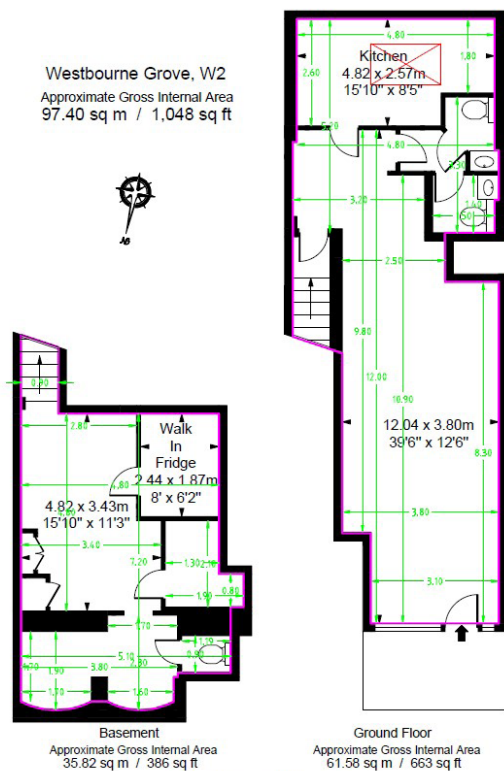


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ALL MEASUREMENTS ARE MAXIMUM AND INCLUDE WINDOW BAYS AND VARDROBES WHERE APPLICABLE
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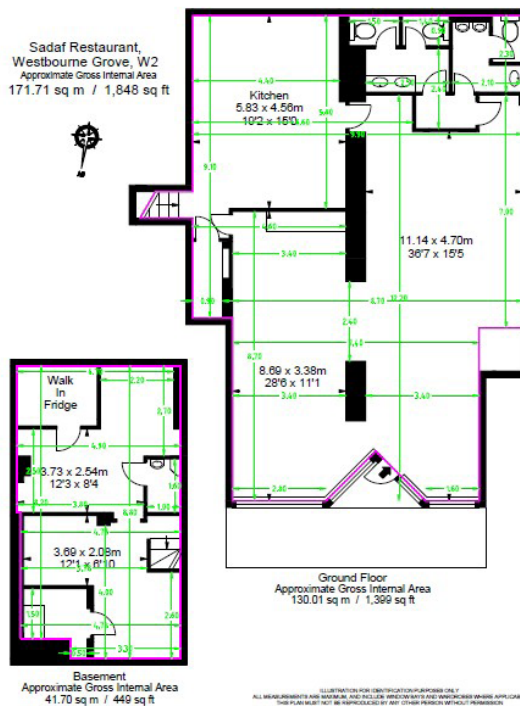


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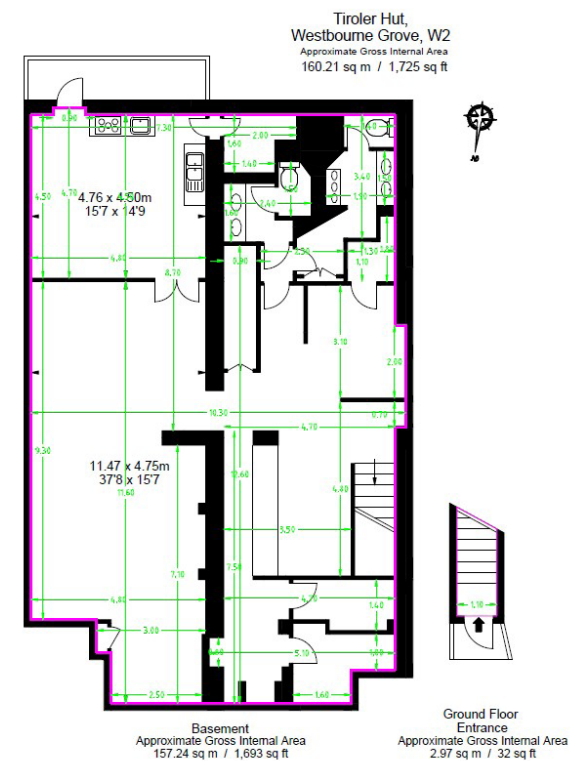


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VAT

Building is not elected for VAT.

EPC

The energy efficiency rating for the apartments range between C-E. Individual apartment EPC's can be supplied on request.

Price

Seeking offers in excess of £7 million. Subject to contract.



To arrange a viewing please contact:



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