



Chamberlayne Road, London, NW10 3NR

£2,458 PCM

Subject to Contract

- Large A1/E shopfront opposite Kensal Rise Station
- Consultation room
- W.C
- Solid wood floor
- Storage room
- Located on a buzzing, trendy road

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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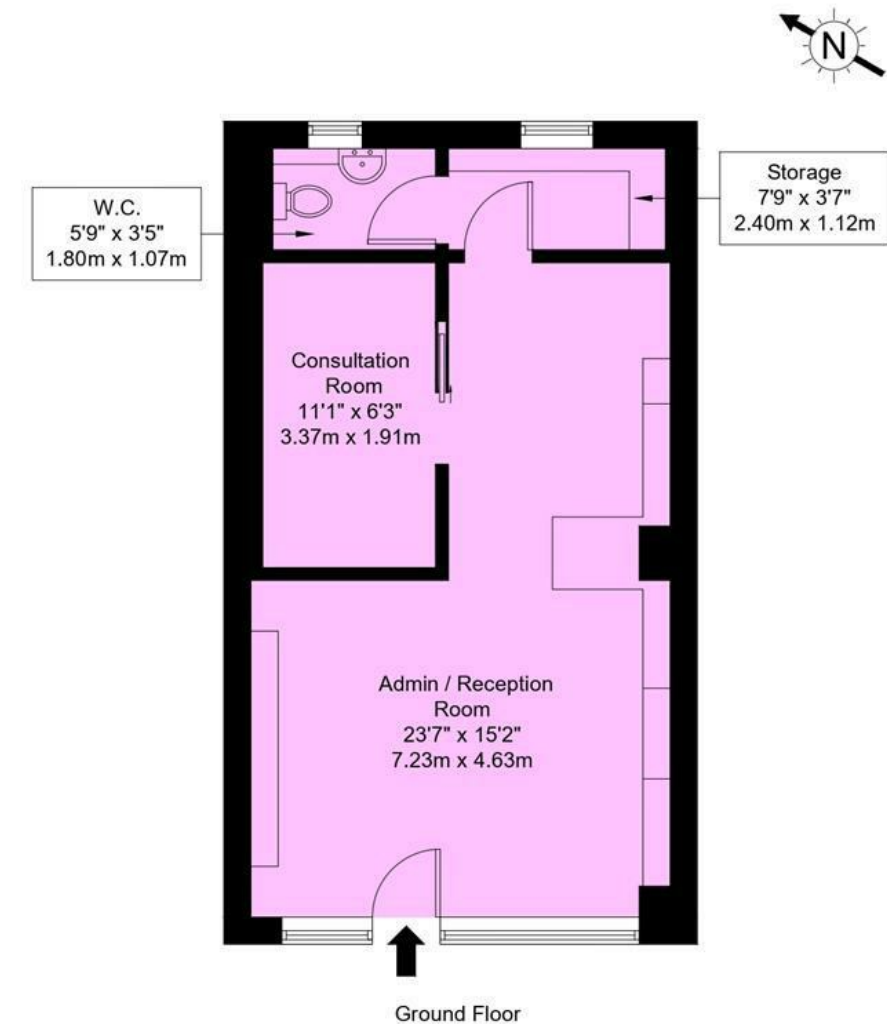
In the heart of this vibrant and fashionable local shopping area, directly opposite Kensal Rise Station... a rare opportunity to secure an A1/E class lock-up shop with excellent flexibility. The property benefits from a broad glass shopfront with strong street presence, and the ground floor layout is arranged over three rooms, with a guest W.C. and private space to the rear. The shop is fitted with wooden flooring, though all fittings can be removed if required.

Located on Chamberlayne Road, the unit is surrounded by popular cafés, bars, restaurants, and shops, and enjoys excellent transport links via Kensal Rise and Kensal Green stations. Positioned on a busy high street with heavy passing trade and high footfall, this is a fantastic opportunity for a business seeking visibility and growth.

Available immediately.

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Approx Gross Internal Area = 38.69 sq m / 416 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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## Tenure

**Price** £2,458 PCM Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents