

**327 West End Lane, West Hampstead, London NW6**

**Asking Price £1,500,000 | Freehold**

Contact us about this property

337 West End Lane, West Hampstead, London, NW6 1RS

E: [nw6@alexanders-uk.com](mailto:nw6@alexanders-uk.com)

T: 0207 431 0666

[www.alexanders-uk.com](http://www.alexanders-uk.com)



# Alexanders

Property Consultants



## About This Property

INVESTMENT - New to the market is this FREEHOLD end of terrace building in central West Hampstead, spread over 5 floors (2,202 sqft), comprising a ground floor COMMERCIAL UNIT, which is subject to a commercial lease (A3), and both RESIDENTIAL FLATS above.

### Key Features

COMMERCIAL UNIT (ground and lower ground):

- ~ 894 sqft of internal floor space, including a kitchen, storage space and toilets
- ~ Large covered forecourt on West End Lane, providing an extra 612 sqft of usable space
- ~ Commercial lease in place until 28th September 2033. Currently achieving £32,000pa. FRI, with 5-yearly rent reviews. ERV: £38,750pa

UPPER PARTS (two residential flats):

- ~ Rear front door access to both flats
- ~ First floor 1-bed flat (518 sqft), offering a bedroom, bathroom, kitchen and reception room
- ~ Top floor duplex 3-bed flat (745 sqft), offering 3 bedrooms, bathroom, kitchen and a top floor reception room with roof terrace





# Alexanders

Property Consultants

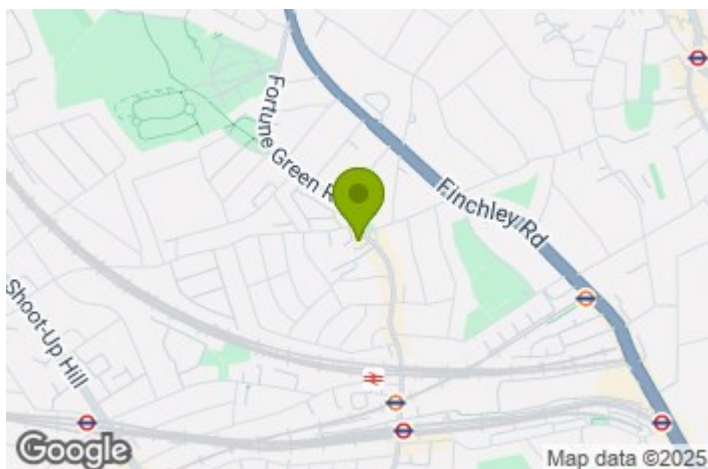
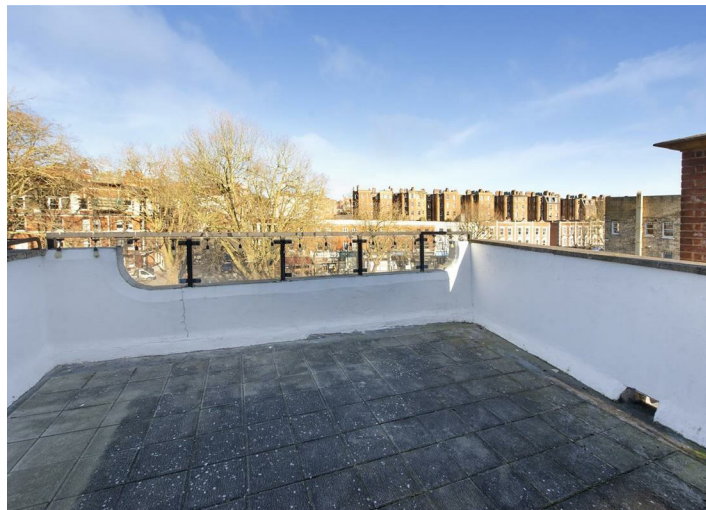
 4 Bedroom |  2 Reception |  2 Bathroom |  0

## Property Features

- End of Terrace Building (5 Floors)
- Freehold
- Ground Floor Commercial Unit with Covered Forecourt
- Commercial Lease in Place Until 28/09/33
- Including Upper Parts: 2 Residential Flats
- Roof Terrace
- Prime West Hampstead Location
- Close to Thameslink, Underground (Jubilee Line) & Overground Stations

## Property Size

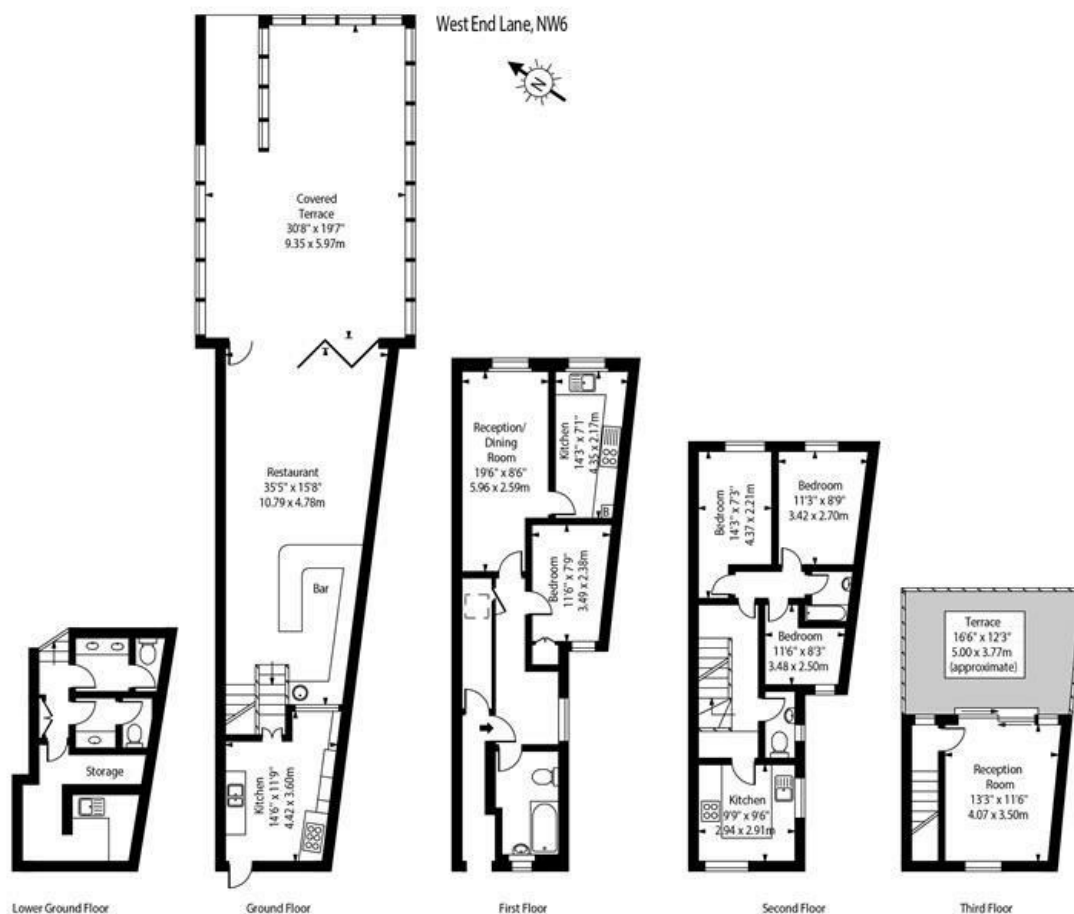
2202.00 sq ft



## Nearest Transport Links

# Alexanders

Property Consultants



Approx Gross Internal Area 2202 Sq Ft - 204.57 Sq M

(Excluding Covered Terrace)

Floor Area Including Covered Terrace 2814 Sq Ft - 261.45 Sq M

For Illustration Purposes Only - Not To Scale - Floor Plan by www.nogaphotostudio.com Ref No 519195

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Contact us about this property

337 West End Lane, West Hampstead, London, NW6 1RS

E: [nw6@alexanders-uk.com](mailto:nw6@alexanders-uk.com)

T: 0207 431 0666

[www.alexanders-uk.com](http://www.alexanders-uk.com)

