



Leinster Terrace, W2

£1,400,000

Dexters are delighted to introduce the sale of the freehold for 28 & 28a Leinster Terrace, Bayswater, London W2 3ET.

An unbroken mixed use freehold property situated just off Bayswater Road with the residential part in need of modernisation.

The property comprises a shop arranged on the ground and lower ground floors which had a new 15 year lease granted at the beginning of 2025 and therefore having over 14 years left to run at a rent of £28,000 per annum.

The residential element above is arranged as a large three bedroom upper maisonette and this is in need of refurbishment and updating and will be sold with vacant possession upon completion.

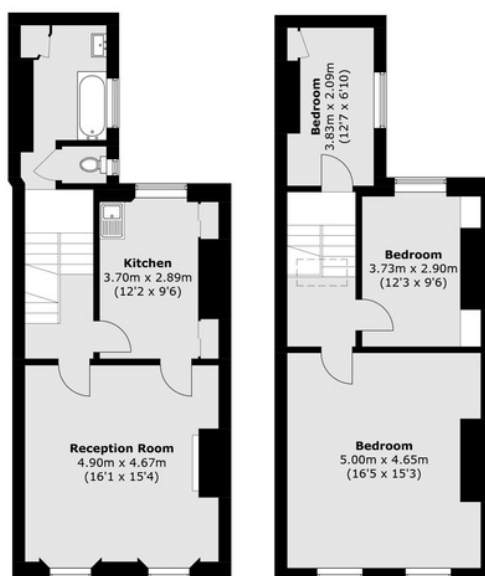
We are informed that the roof is indeed of repair and the owner has obtained quotes for this indicating a figure of circa £40,000.

Leinster Terrace is a quiet street but is only moments away from Hyde Park. It is within a short walk of Queensway (Central Line) and Bayswater (District and Circle Lines) Underground stations. Bayswater, with its multitude of shops and restaurants as well as the Whiteleys development is close to hand as is the world renowned Oxford Street.

Features

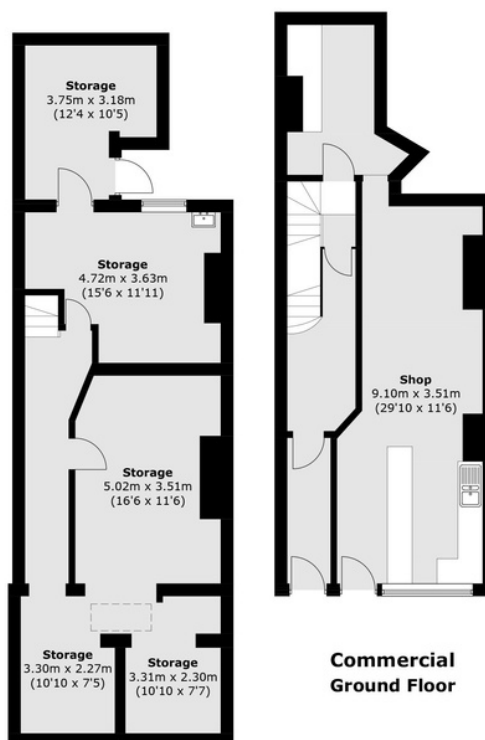
- Mixed use freehold
- Commercial on ground and lower ground floors
- Commercial lease generating £28,000 per annum
- Residential upper parts in need of modernisation and updating
- Outstanding central London location

Leinster Terrace, London, W2



First Floor
Flat Area

Second Floor



Commercial
Lower Ground Floor

Commercial
Ground Floor

Commercial area (approx.): 123.6 sq. m (1,330.3 sq. ft)
Flat area (approx.): 100.5 sq. m (1,081.7 sq. ft)