



Long Leasehold commercial building for sale in West Hampstead
Ideal for owner occupiers or investors

81 MAYGROVE ROAD

NW6 2EG

Office

FOR SALE

2,260 sq ft

(209.96 sq m)

- Forecourt parking
- Arranged over ground, first, second and mezzanine floors offering a dynamic work space
- Long leasehold interest with 83 years remaining
- Nestled just off the lively West End Lane in the mix of West Hampstead's Restaurants, Bars, Cafe's and Shops
- Close to West Hampstead Thameslink Station and a couple of minutes from the Overground and Jubilee Line Stations

81 Maygrove Road, London, NW6 2EG

Summary

Available Size	2,260 sq ft
Price	£695,000
Rates Payable	£13.17 per sq ft
Rateable Value	£54,500
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	721	66.98	Available
1st	721	66.98	Available
2nd	592	55	Available
3rd	226	21	Available
Total	2,260	209.96	

Description

81 Maygrove Road is a self-contained commercial building with forecourt parking, arranged over four floors in the heart of West Hampstead. Currently occupied by an architectural practice, the property features a mix of private office spaces and open-plan floor plates, offering versatile commercial space suitable for various uses. The ground floor has the added benefit of being self-contained and could be used independently (includes a separate street access, washroom & WC).

The building is in excellent decorative order, benefiting from abundant natural light, air-conditioning (to part), wood flooring, W/Cs, and a kitchen.

Location

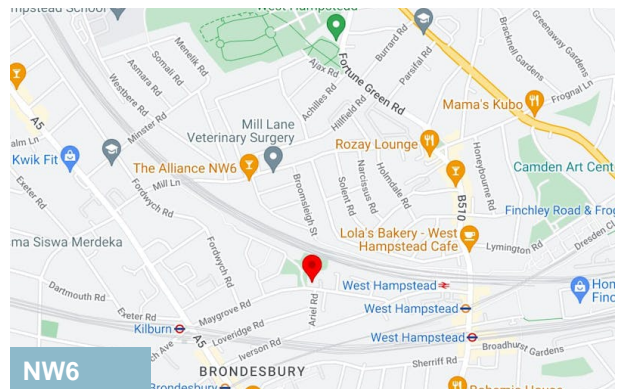
Located in the heart of West Hampstead and within a very short walk from West Hampstead's Jubilee, Overground, and Thameslink stations, this area offers an excellent location for businesses with unrivalled local transport links and excellent access to central London. There is an abundance of local coffee shops, restaurants, and independent retailers offering everything right on your doorstep.

Terms

Long Leasehold interest with approx. 83 years remaining.

Viewings

Via arrangement with the sole agents Dutch & Dutch



Viewing & Further Information



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