



Campden Hill Road  
Kensington, W8

CHESTERTONS





An unbroken mixed use freehold for sale.

The building consists of 1 shop on the ground and lower and 1 flat and the first and second floor levels. Total income is £71,689 per annum.

The shop is occupied by a dry cleaners and is held on a lease expiring in February 2036, paying a rent of £34,489 per annum.

The apartment, with its own private entrance is set over the first and second floors and a fix set of steps leads to the decked roof terrace. The apartment is held on an AST generating £37,200 per annum.

This property is located within close distance to both Kensington High Street and Notting Hill Gate. The green spaces of Kensington Gardens and Holland Park are also nearby.

- Mixed Used Unbroken Freehold
- 1 shop - Ground & Lower Floors
- 1 flat - 1st & 2nd Floors, plus 3rd floor roof terrace
- Total Income: £71,689 per annum.
- Gross Yield: 5.5%

Offers in excess of  
£1,300,000

**Tenure:** Freehold  
**Service Charge:** £0  
**Ground Rent:** £0  
**Local Authority:** Kensington and Chelsea  
**Council Tax Band:** E

*Chestertons Kensington Sales*

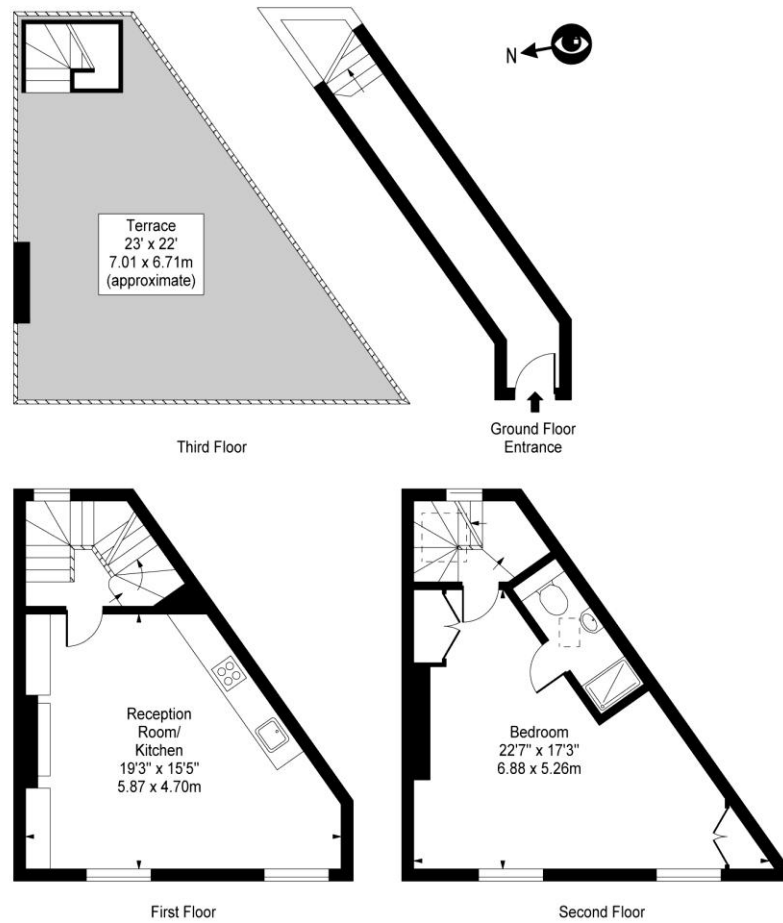
116 Kensington High Street  
London  
W8 7RW

kensington@chestertons.co.uk

020 7937 7244

[chestertons.co.uk](http://chestertons.co.uk)

**Campden Hill Road, W8 7TH**



**Approx Gross Internal Area 725 Sq Ft - 67.35 Sq M**

For Illustration Purposes Only - Not To Scale  
 Floor Plan by [www.bpmmediagroup.com](http://www.bpmmediagroup.com)  
 Ref. No. P48327

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