

LEXINGTONS



FOR SALE



Malden Road, London, NW5  
Asking Price £1,100,000





# 120 Malden Road London, NW5 4QA

- Double shop unit in densely populated area - Total area of 3982 sq ft
- Arranged on lower ground, ground and first floors
- Located near Queens Crescent market
- Offered as a freehold - Offered in shell condition
- With good transport links

Prime Investment Opportunity – Ideal for Pilates Studio, Gym or Wellness Use

Lexingtons are pleased to offer this substantial double-fronted commercial property on busy Malden Road, NW5, perfectly positioned between Chalk Farm, Belsize Park, and Kentish Town West stations, with Gospel Oak and Kentish Town also nearby. The area benefits from excellent transport links, high footfall, and close proximity to Queens Crescent Market. Offered in shell condition, the property provides a blank canvas for complete modernisation and bespoke fit-out—perfect for creating a Pilates studio, gym, or wellness centre.

Accommodation includes:

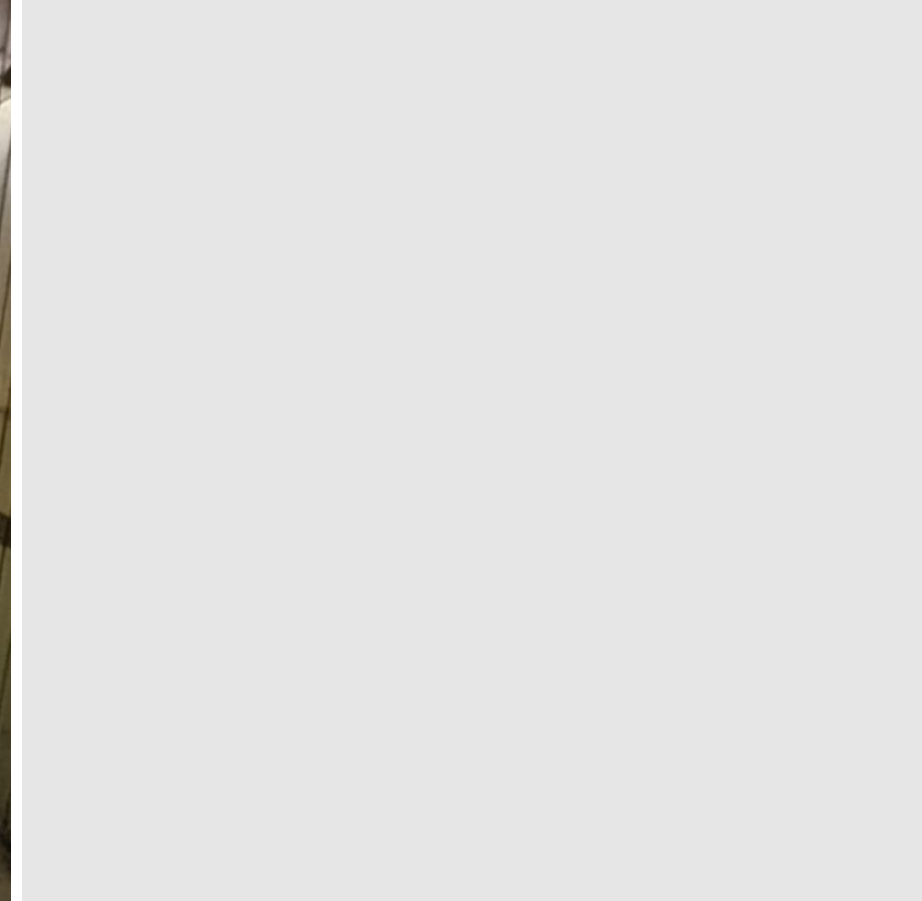
- \* Ground Floor: 1,991 sq ft – ideal for studio or reception space
- \* First Floor: 495 sq ft - potential for treatment rooms or offices
- \* Lower Ground Floor: 1,496 sq ft – excellent storage or changing areas
- \* Outside Roof Terrace – ideal for outdoor classes or events

Totalling approx. 3,982 sq ft, this freehold property offers outstanding scope to establish a large, modern wellness destination in a thriving North West London location.

Please note: Photographs have been digitally enhanced to illustrate potential development. Furnishings and gym equipment shown are not included.

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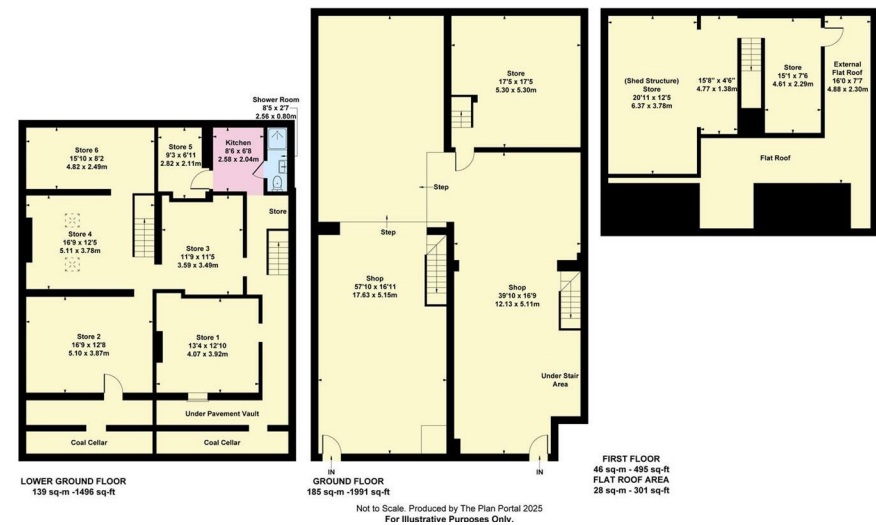




## Directions

### Malden Rd, London, NW5

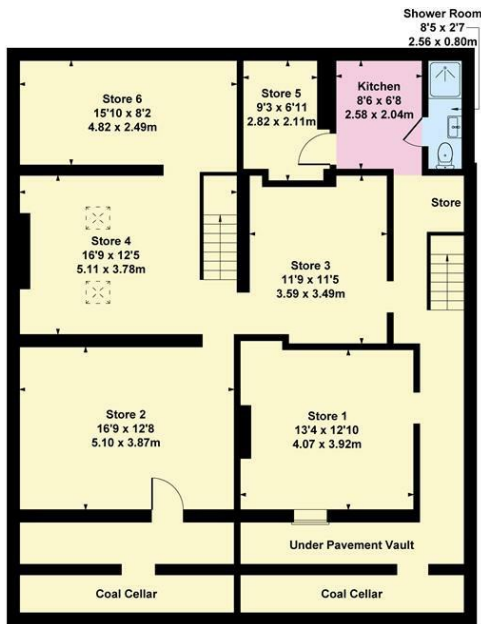
Approximate Gross Internal Area  
 3883 sq ft - 379 sq m  
 Approximate Gross External Area  
 Area Does Not Add Up = 301 sq ft - 28 sq m



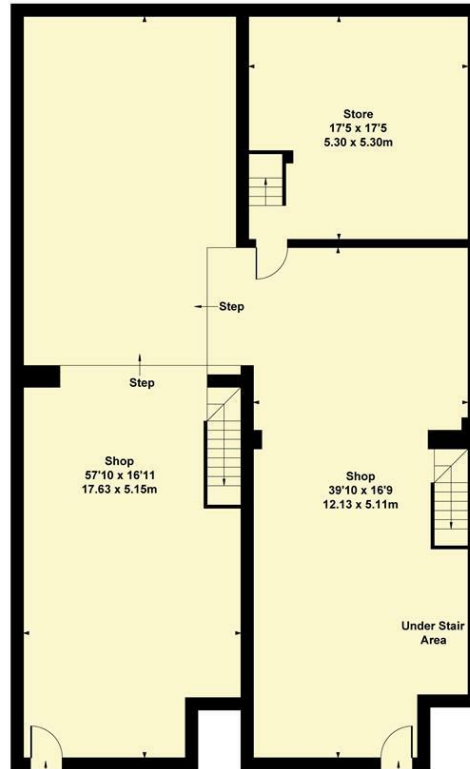


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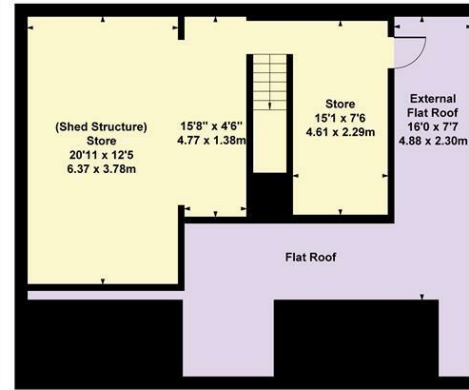
Approximate Gross Internal Area  
3983 sq ft - 370 sq m  
Approximate Gross External Area  
Area Does Not Add Up = 301 sq ft - 28 sq m



LOWER GROUND FLOOR  
139 sq-m -1496 sq-ft

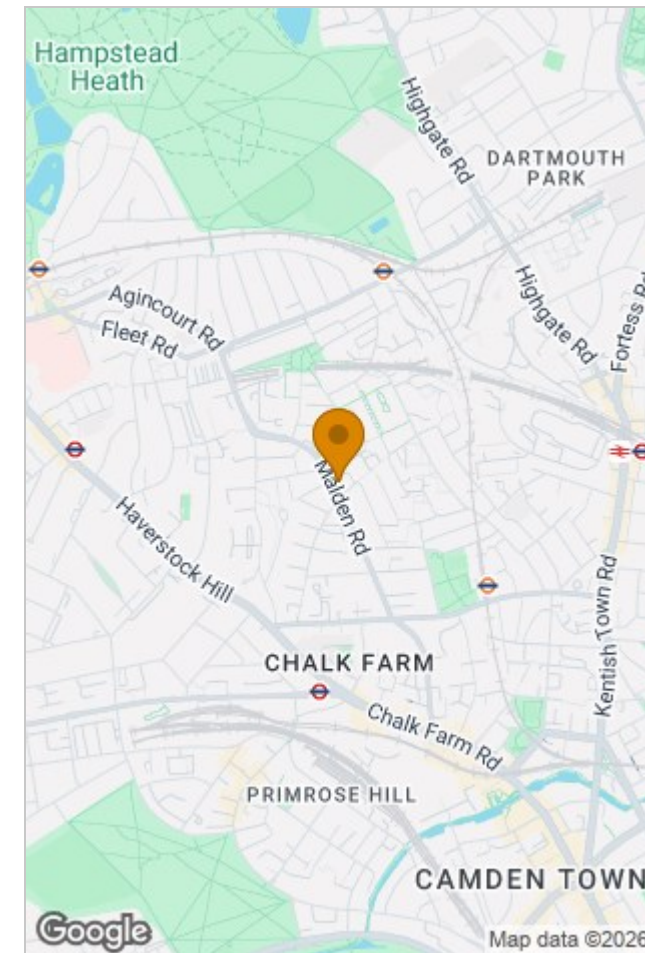


GROUND FLOOR  
185 sq-m -1991 sq-ft



FIRST FLOOR  
46 sq-m - 495 sq-ft  
FLAT ROOF AREA  
28 sq-m - 301 sq-ft

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our Lexingtons Sales and Lettings Office on 0207 435 7775 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.