



KENTON

FREEHOLD A3 SHOP AND UPPER PARTS



433/433a Kenton Road, Kenton,

FREEHOLD FOR SALE - Entire Building For Sale. Self Contained Ground Floor A3 unit together with Self Contained 4 Bed Flat on first & second floors, located along a popular parade on Kenton Road.

£775,000



This Three Storey terraced building comprises of a A3 shop unit on the ground floor, currently VACANT together with a Self Contained 4 Bed Flat above on First and Second Floor Levels. The access to the residential accommodation is via an external walkway and staircase from the rear service road.

The A3 Unit offers a self contained premises of 640 sq ft which benefits from a prominent shop frontage and rear loading / unloading from a shared service road. There is space for 2 vehicles to be parked to the rear of the shop.

The 4 Bed Flat situated on the upper parts offer first and second floor residential accommodation, as follows:

First floor - Hallway leading to
Large Front Reception / Dining Room 15' 3" x 11' 5"

Bedroom 1 10' 6" x 9' 5"

Kitchen 11' 0" x 10' 9"

Utility Room 10' x 3' 9"

Stairs leading to:

Second Floor - Large Master Bedroom 2 15' 3" x 11' 0"

Bedroom 3 10' 6" x 9' 6"

Bedroom 4 10' 8 x 5' 9"

Bathroom / Sink/ WC / Shower



LOCATION: Located on Kenton Road, Kenton <https://tinyurl.com/taqp92p>

TENURE: Freehold

UPPER PARTS: Included

RATES: Please contact Brent council

VAT: No VAT (customers are advised to check this point)

USER CLASS: **A3** (customers are advised to check this point)

PRICE: **£775,000**

Please note that the information contained within these particulars has been supplied by a third party and cannot be guaranteed by Clive Lawrence & Company.

Please note: The mention of any appliances and /or services within these sales particulars does not imply that they are in full and efficient working order. Measurements have been taken using a laser measure and may be subject to a margin of error. Prior to making an appointment to view, we strongly recommend that you discuss with us any particular points which are likely to affect your interest in the property, in order that you do not make a wasted journey. Where any reference is made to planning permission and/or potential uses, such information is given in good faith but has not been investigated and no warranty is implied. This description of the property is not intended to constitute part of an offer or contract.

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