

**LEWIS
& CO**



78B NORTH END ROAD

WEST KENSINGTON, W14 9ES

SUI GENERIS UNIT FOR SALE / TO LET

766 SQ FT



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DESCRIPTION

The property is located on the ground and basement levels and benefits from WC's and a small kitchenette.

The current use class for the property is sui generis.

The property is held on a long leasehold with 999 years from 2021.

LOCATION

78b North End Road is situated just off West Cromwell Road (A4) which provides direct access into Central London.

The subject property also benefits from good public transport links being located within 200 meters of West Kensington Tube Station and is well serviced through local bus services.

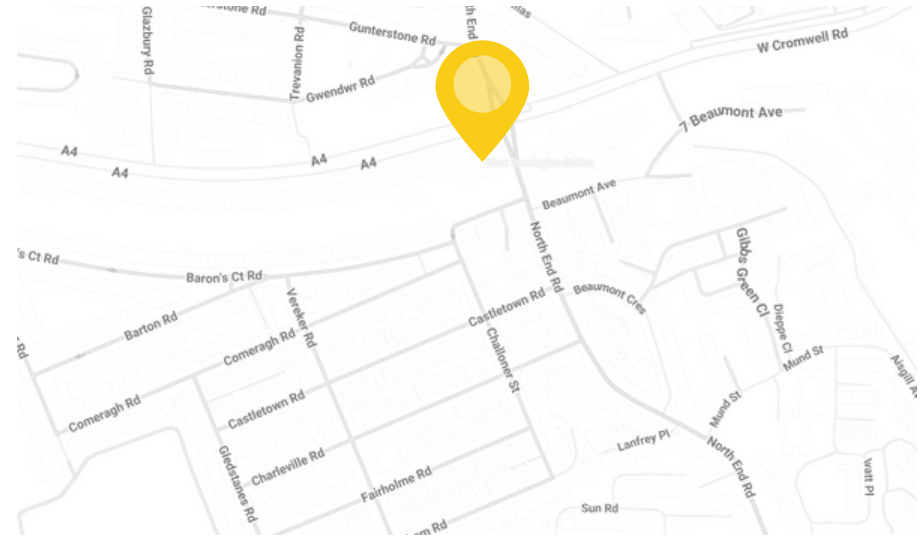


SPECIFICATION

- Excellent location
- Kitchenette
- WC
- Close proximity to transport links

FLOOR AREAS

Suite	sq ft	sq m
Ground & Basement	766	71
Total	766	71



TERMS

A new FRI lease is available. Long leasehold for sale.

RENT/SALE PRICE

Rent: £24,000 per annum.

Sale: Inviting offers.

RATES

We advise all interested parties to contact the local council for further information.

SERVICE CHARGE

On application.

EPC

Available upon application.

VIEWING

Strictly by appointment through the sole agents.

ALEX LEWIS

alex@lewisco.co.uk
ddi: 020 3940 5575
mob: 07815 788 825

SAM JOHNSON

sam@lewisco.co.uk
ddi: 020 3940 5561
mob: 07563 393 940

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020 3940 5575
WWW.LEWISCO.CO.UK