

INVESTMENT FOR SALE | 1,682 SQ FT

431 KENTON ROAD, HARROW, HA3 0XY

FREEHOLD SHOP AND UPPER FOR SALE

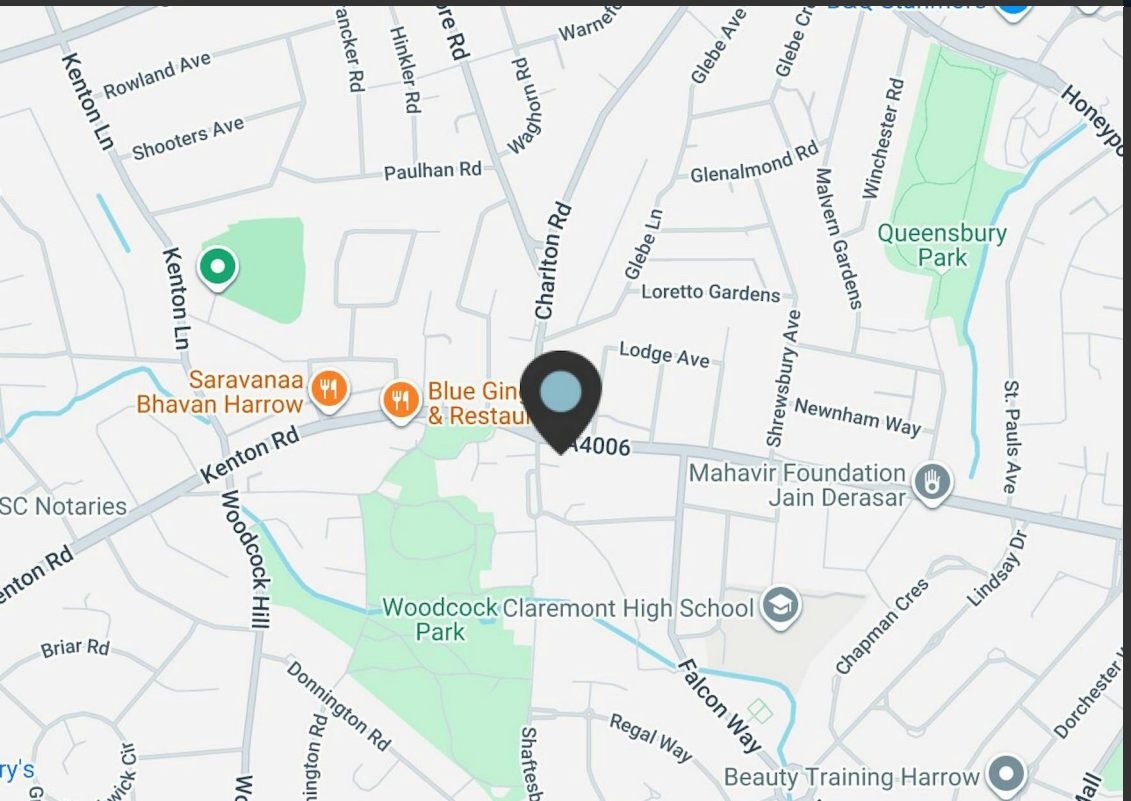
- 2x parking spaces for the commercial unit
- Freehold (by way of simultaneous freehold and long leasehold sale)
- Prominent position on Kenton High Road
- Rear development potential (STPP)
- Vacant ground floor shop (725sqft) with potential ERV £18,000 to £22,000
- Asset management potential
- Spacious 3 bedroom split level flat



DESCRIPTION

An excellent mixed-use investment opportunity, comprising a substantial ground-floor commercial premises with a spacious three-bedroom split-level flat above. Prominently situated on Kenton Road, the property offers an attractive combination of commercial and residential accommodation, providing strong income-generating potential and an appealing investment proposition.





LOCATION

The property is prominently situated on Kenton Road, within the popular and well-established Kenton area, on the borders of Harrow and Brent. The location benefits from a vibrant local high street, offering a wide selection of independent retailers, supermarkets, restaurants, cafés and everyday amenities, making it an attractive destination for both residents and local businesses.

Kenton is well served by public transport, with Kenton Station providing Bakerloo Line and London Overground (Lioness line) services, alongside a number of local bus routes offering convenient connections to the surrounding areas and Central London.


MIXED RECYCLABLES
Biffa
RECYCLING







AVAILABILITY

PRICE

Offers in excess of £590,000

INVESTMENT SUMMARY

Ground floor: Potential ERV £18,000 - £22,000 per annum
Residential: Currently let at £21,900 per annum
Total potential income: £40,000- £44,000 per annum

RESIDENTIAL PHOTOS

Please note the residential photos are from before the current tenants occupation.

VIEWINGS

Strictly via arrangement with Dutch and Dutch.

CONTACT



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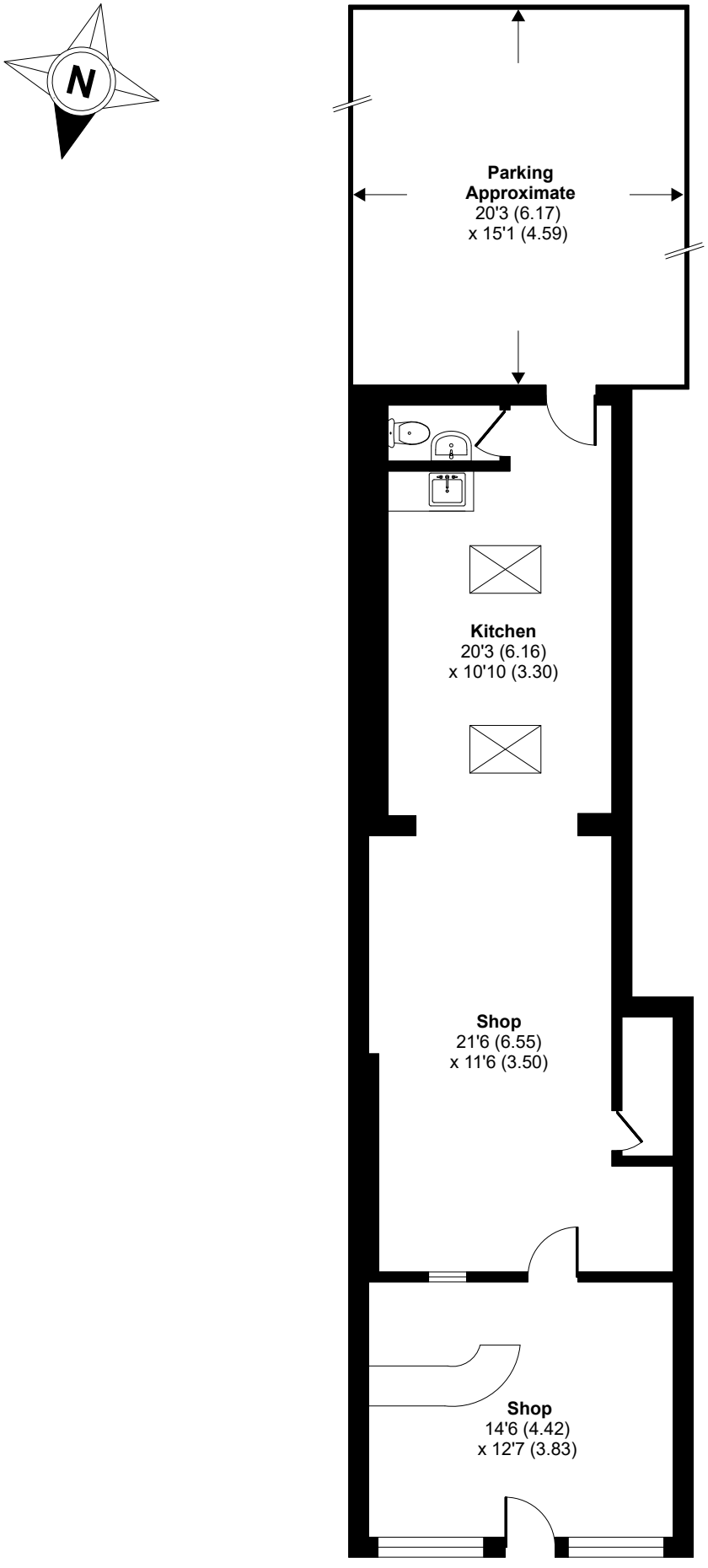
Kenton Road, Harrow, HA3

Net Internal Area = 725 sq ft / 67.3 sq m
Gross Internal Area = 705 sq ft / 65.4 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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