

**COMMERCIAL/RESIDENTIAL BUILDING**

## 11-13 Fortess Road

London, NW5 1AD

### Warehouse/ Showroom & Residential Building

### With Own Yard

### Ideal For Development

### Freehold For Sale

**5,567.50 sq ft**  
(517.24 sq m)

- Site Area: 6,166 Sqft
- Ideal For Development/Owner Occupier
- 2 Bedroom Flat Let At £28,800 Per Annum
- Prominent Main Road Position
- Highly Prominent Window Frontage
- Warehouse & Showroom In Clear Space
- Within Walking Distance Of Kentish Town Underground Station
- Fully Electric Roller Shutter Doors
- Security Alarm System
- Currently Occupied As A Car Sales & Workshop

## Summary

<b>Available Size</b>	5,567.50 sq ft
<b>Price</b>	£2,500,000
<b>Rates Payable</b>	£29,520 per annum
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (55)

## Location

The property is prominently situated on the corner of Fortess Road & Fortess Walk close to the junctions of Kentish Town Road, Highgate Road and Junction Road. Kentish Town shopping centre is within walking distance with many well known multiple and local retailers, gyms together with many fashionable restaurants and bars. Parliament Hill Fields & Hampstead Heath are both within a short walking distance. Transport facilities are excellent with Kentish Town Underground Station (Northern Line & Thameslink), Kentish Town West (Overground) both being within a short walk. Numerous bus routes also serve the area

## Description

Comprises a highly prominent ground floor car showroom together with rear single storey warehouse accessed via its own self contained yard. The first and second floors comprise a self contained two bed flat which is currently Let on an AST agreement. The property lends itself for development subject to obtaining planning permission or owner occupation.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	1,384	128.58	Available
Ground - Showroom	2,084	193.61	Available
1st - Residential Maisonette	743	69.03	Available
Outdoor - Yard	1,356	125.98	Available
<b>Total</b>	<b>5,567</b>	<b>517.20</b>	

## Residential Tenancy

The first and second floor maisonette is Let on an AST agreement for a term of 1 year from 1st October 2025 at a rental of £28,800 per annum.

## EPC's

Residential - D55

Commercial- D87

## Freehold (NGL361477)

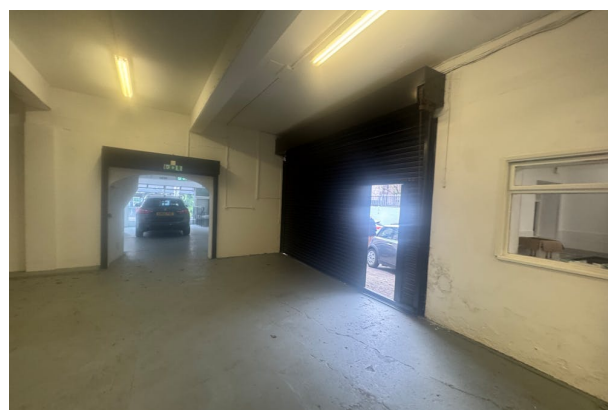
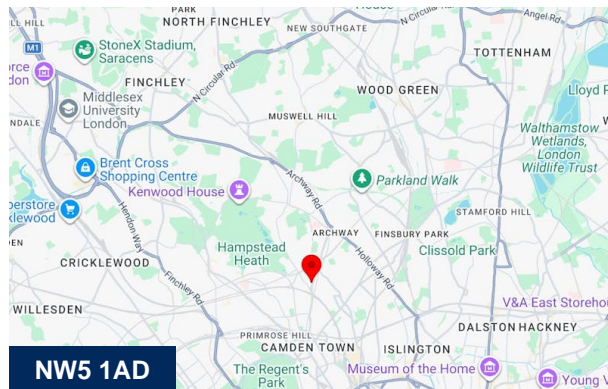
£2,500,000 with the benefit of the Income from the residential flat.

## Identification

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required from the successful purchaser.

## Viewings

Strictly by appointment through owner's Sole agents as above.



## Viewing & Further Information



**Paul Stone**

0207 482 1203 | 079 7384 5462

paul.stone@christo.co.uk

