

(redevelopment site)

**11 blackburn road
london, nw6**

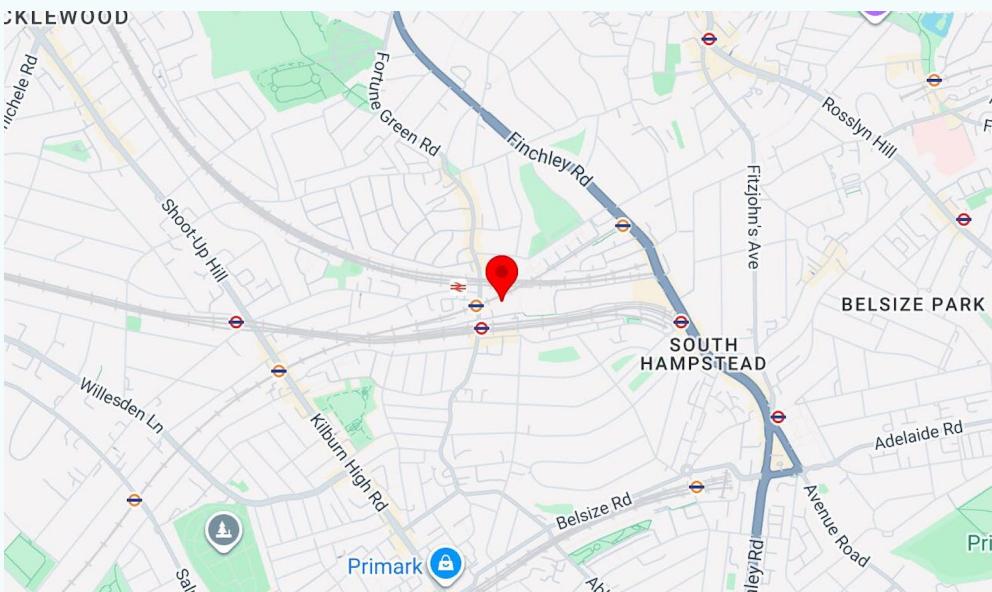
for sale / freehold

10,119 sq ft

owner occupier or
redevelopment opportunity in
the heart of west hampstead



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about

rare opportunity to acquire a freehold site of 0.28 acres in the heart of west hampstead, comprising characterful industrial buildings of 10,119 sq ft.

including a two-storey, brick built late 19th century warehouse with large and attractively proportioned timber-framed, multi-paned windows on three of its elevations and a pitched, tiled roof.

the single-storey 20th century warehouses have a mixture of pitched and saw tooth roof forms and employ roof lights extensively to bring light into their interiors

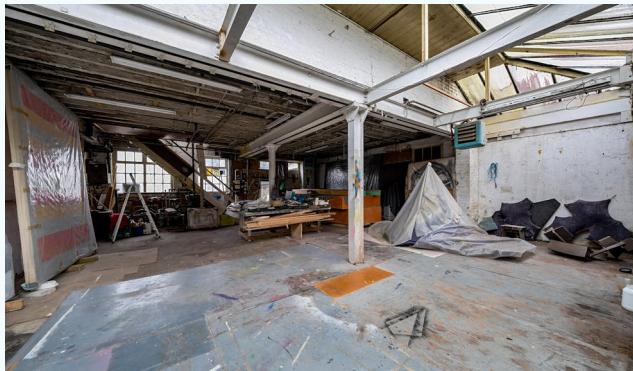
location

the site is situated between west hampstead overground and underground stations

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accommodation

the accommodation comprises the following areas:

name	sq ft	sq m	availability
unit - the victorian warehouse	4,029	374.31	available
unit - the warehouse	6,090	565.78	available
total	10,119	940.09	

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amenities

- freehold
- two storey brick built victorian warehouse plus single storey warehouse
- site of 0.28 acres
- potential to create a bright characterful development for a commercial owner occupier
- potential for a developer to create a comprehensive residential, commercial or mixed use scheme
- currently occupied as meanwhile space for artist studios with vacant possession available upon completion
- situated in between west hampstead overground and underground stations

financials

price	offers in the region of £4,250,000
service charge	n/a

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bespoke commercial property consultants



viewings & more information

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