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bespoke commercial property consultants

(redevelopment site)  
11 blackburn road  
london, nw6

for sale / freehold

10,119 sq ft

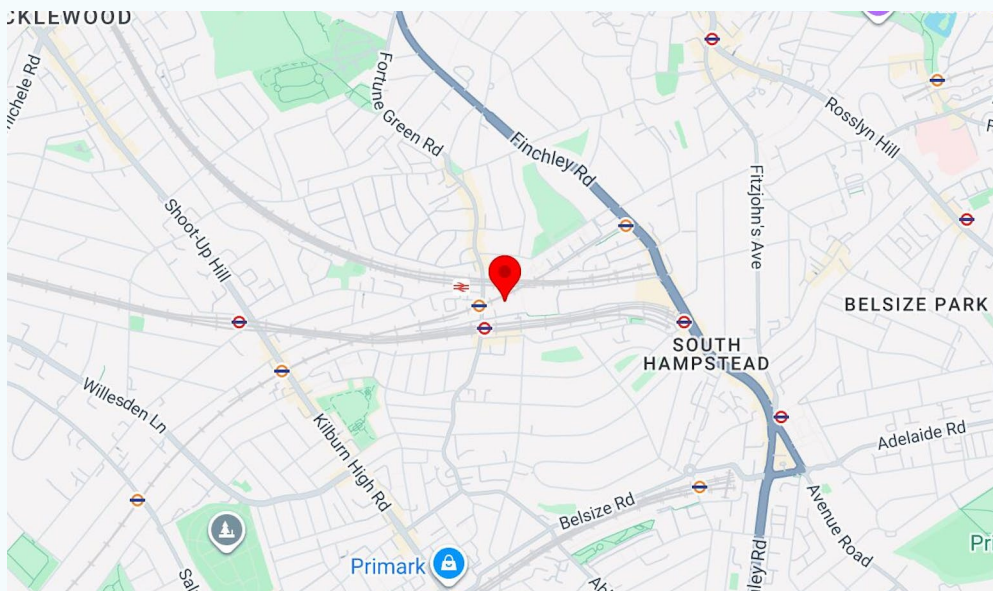
owner occupier or  
redevelopment opportunity in  
the heart of west hampstead



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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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viewings & more information

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