

FREEHOLD BUILDING FOR SALE

CHALK FARM ROAD, NW1 8AN



DESCRIPTION:

The Property is a Three-storey building providing some ancillary Retail/office and storage on ground Floor level facing Chalk Farm Road with plenty of natural light and a 1 x1-bedroom residential flat unit over first and second floors with a Patio overlooking the famous Camden Market Stables. there is a development potential to get another floor subject to usual Planning application.

LOCATION:

Property is situated on Chalk Farm Road NW1 and centrally located in the London Borough of Camden, a few hundred metres northwest of the urban centre of Camden High Street. The site is within a minutes' walk of both Chalk Farm and Camden Town underground stations (Northern Line) and Camden Road and Kentish Town West overground stations. Numerous buses also pass along Chalk Farm Road, resulting in excellent public transport accessibility.

Approximate Floor Areas:

Ground Floor	837 Sq. ft.
First and Second Floors	575 Sq. Ft

**PLANNING &
DEVELOPMENT
POTENTIAL:**

Looking at the area and other properties on the same parade who has extended out onto 3rd and 4th floors, there is a Potential to get another floor subject to Normal Planning Rules and regulation from Borough of Camden Council.

TENURE:

The property will be sold with vacant possession on completion on an unconditional basis.

VAT:

The property is not elected for VAT.

TERMS: Offers are invited excess of £900,000.

EPC/FLOOR PLANS: Available on request

LEGAL COST: Each party to bear their own legal costs incurred in this transaction, subject to the prospective Tenant/s' solicitor undertaking to pay the landlord's abortive costs if the prospective Tenant/s withdraws from the transaction.

VIEWING: Only by appointment through the Sole Agent as below:

Metin Yildirim
Salter Rex LLP
Chartered Surveyors & Estate Agents
Crown House
265-267 Kentish Town Road
London
NW5 2TP

Direct dial: 020 7428 6801 / Mobile: 07951 262 191
Tel: 020 7267 2071 (main switchboard)
Fax: 020 7485 8488

MISREPRESENTATION ACT 1967

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8. The agents have not measured the property and have relied upon client's information. Therefore, the agent gives no warranty as to their correctness or otherwise and the purchasers/Lessee must rely on their own measurements.
9. All terms quoted are exclusive of value added tax unless otherwise stated.
10. The vendors do not make nor do the agents or any person(s) in their employment give any warranty whatsoever in relation to this property.
11. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.
12. These details were prepared as of 7th March 2022.