

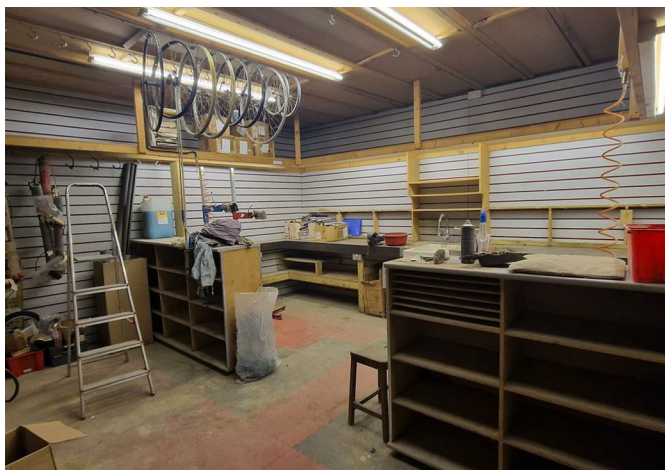
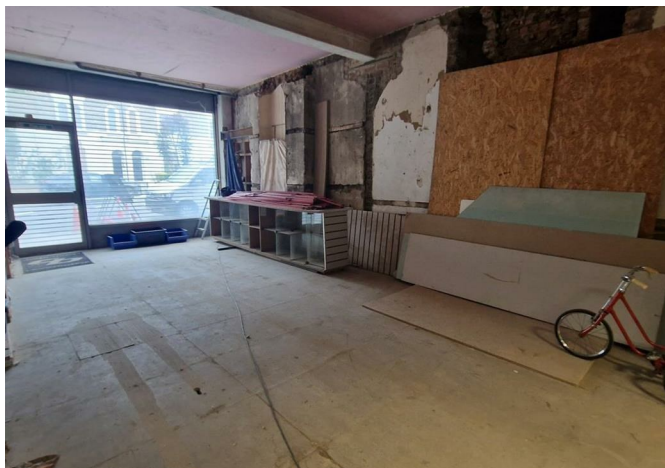
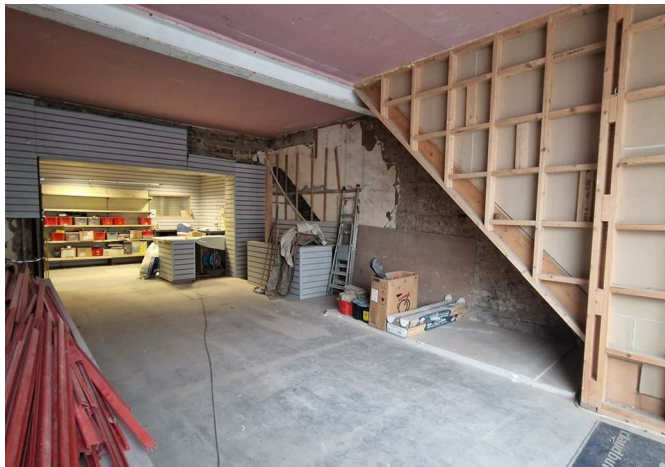
LEXINGTONS



FOR
SALE

Malden Road, London, NW5

Asking Price £1,350,000 (s.t.c) COMMERCIAL FREEHOLD



Malden Road, London, NW5 Asking Price £1,350,000 S.T.C

- Double shop unit in densely populated area.
- Arranged on Lower ground, ground and first floors.
- With good transport links
- Offered in shell condition.
- Offered as a freehold
- Total area of 3982 Sq ft
- Located near Queens Crescent market.

Description

Lexingtons are pleased to offer this substantial double fronted commercial shop situated on the busy Malden Road, NW5. This property is strategically located between Chalk Farm, Belsize Park, and Kentish Town West stations with Gospel Oak and Kentish Town stations also nearby, With exceptional transport links and high footfall as well as being close to the popular Queens Crescent Market.

Currently offered in a shell condition, this property provides a blank canvas for complete modernisation and a bespoke fit-out. It comprises of a generous 1,991 sq ft ground floor area, a versatile 495 sq ft first floor area, and a substantial 1,496 sq ft lower ground floor storage area, totaling approximately 3,982 sq ft.

This is an unparalleled opportunity for businesses seeking to purchase a freehold interest in a prominent, adaptable, and highly connected space in a thriving North West London location. Early viewing is strongly recommended to fully appreciate the scope and potential of this outstanding property.



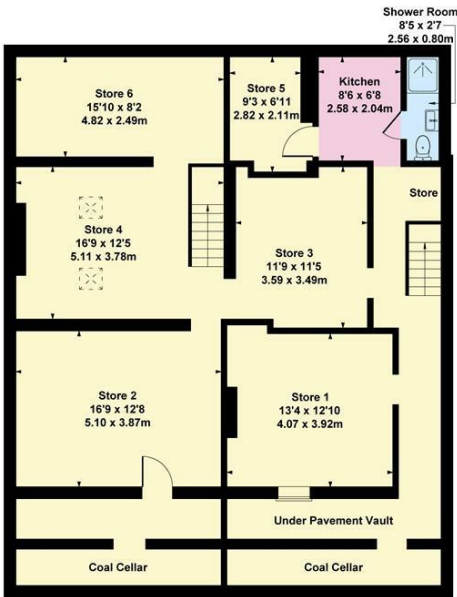
Misrepresentation Act 1967

The information in this publication should be referred solely as a general guide. Whilst care has been taken in its preparation, no representation is made nor responsibility accepted for the whole or any part. All descriptions, dimensions, reference to condition and other details are believed to be correct but intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them.

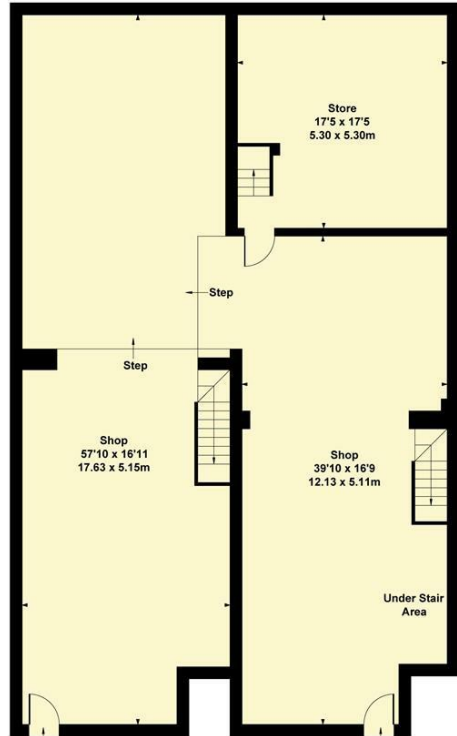
Business Rates: Presently Exempt

Malden Rd, London, NW5

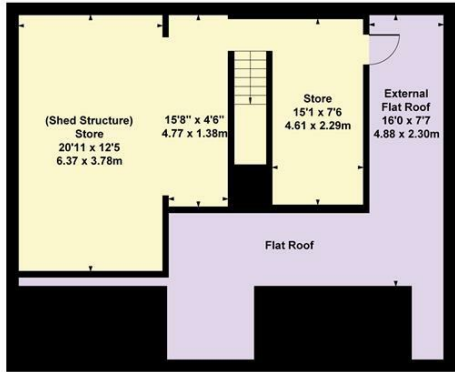
Approximate Gross Internal Area
3983 sq ft - 370 sq m
Approximate Gross External Area
Area Does Not Add Up = 301 sq ft - 28 sq m



LOWER GROUND FLOOR
139 sq-m -1496 sq-ft

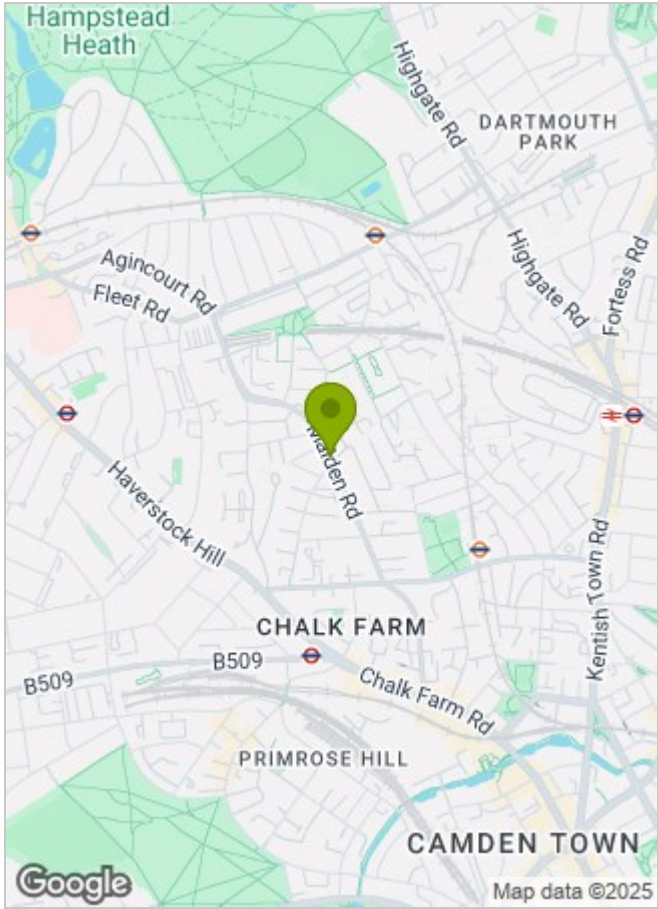


GROUND FLOOR
185 sq-m -1991 sq-ft



FIRST FLOOR
46 sq-m - 495 sq-ft
FLAT ROOF AREA
28 sq-m - 301 sq-ft

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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