



West End Lane, London, NW6 1UX
£1,450,000 Leasehold

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BRAITHWAIT

WEST END LANE, LONDON, NW6 1UX

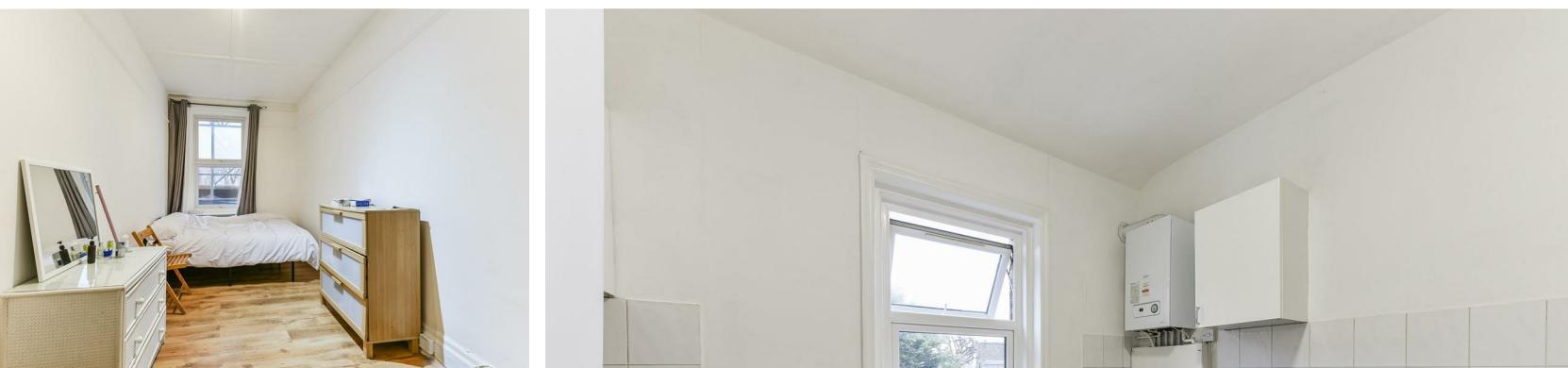
Positioned prominently on West End Lane in the heart of West Hampstead, the studios sit directly above the well-known Gail's Bakery at NW6 1UX. Arranged over three full storeys with additional roof space, the property comprises eight residential units and four communal areas, offering a versatile income-producing asset with long-term potential.

The accommodation is laid out efficiently across the upper floors, with a mix of well-proportioned units as illustrated in the accompanying floorplans. Natural light is a consistent feature throughout, enhanced by front and rear aspects typical of this style of period building.

The building is held on a long 990-year lease, providing security and flexibility for investors or owner-operators. The roof space presents potential for future enhancement as well as some reconfiguration to create more rooms, subject to the usual consents.

West End Lane is a vibrant and well-connected location, surrounded by shops, cafés, and amenities, and within easy reach of West Hampstead's multiple transport links, making this an attractive proposition for both tenants and long-term investment.

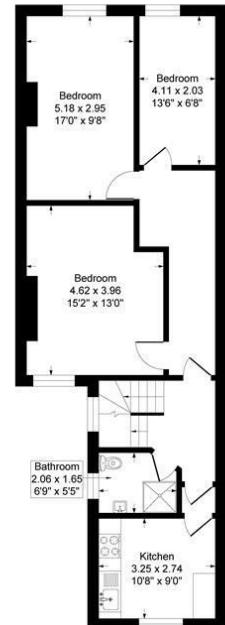




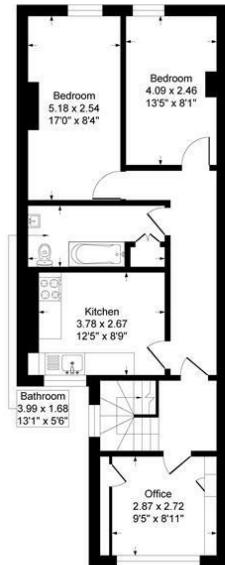
West End Lane, London, NW6
 Approximate Gross Internal Floor Area = 215.6 sq m / 2321 sq ft
 First Floor Area = 76.2 sq m / 821 sq ft
 Second Floor Area = 72.4 sq m / 780 sq ft
 Third Floor Area = 66.9 sq m / 720 sq ft



Ground Floor



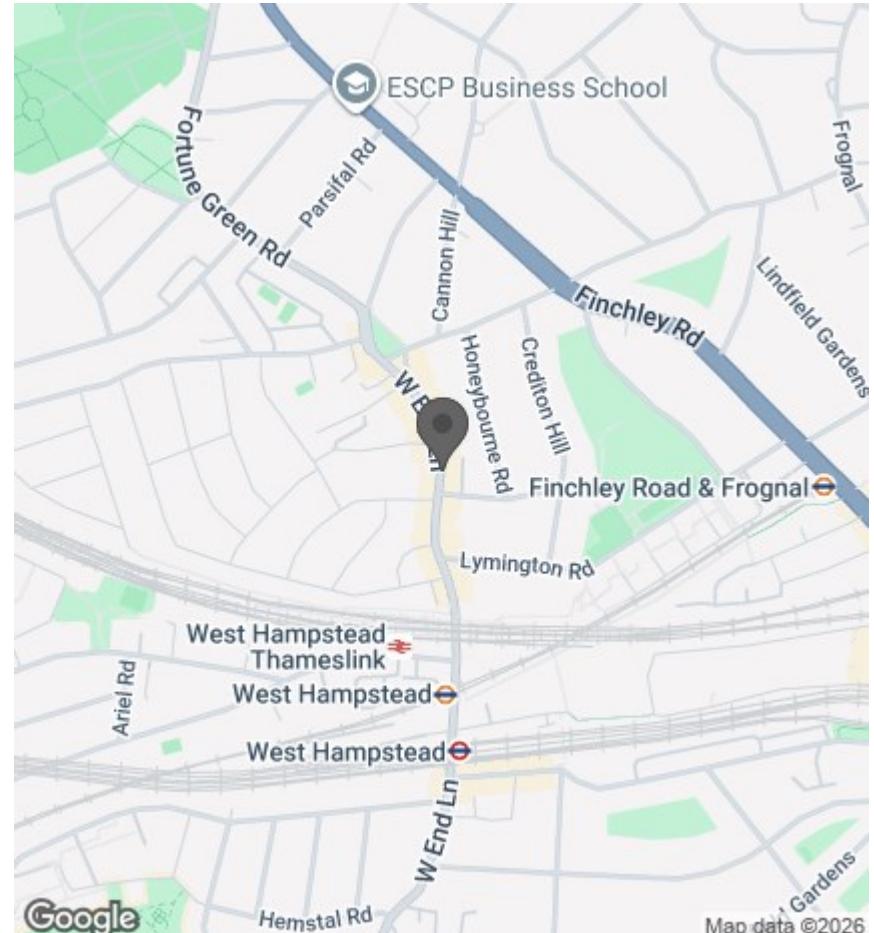
First Floor



Second Floor

Third Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



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