

400 Harrow Road &  
32 Chippenham Mews  
Maida Hill W9

**Winkworth**

Development & Commercial Investment

**MIXED USE DEVELOPMENT OPPORTUNITY**





For Sale By Order of the Executors - Exceptional Mixed Use Development Opportunity in Maida Vale, W9.



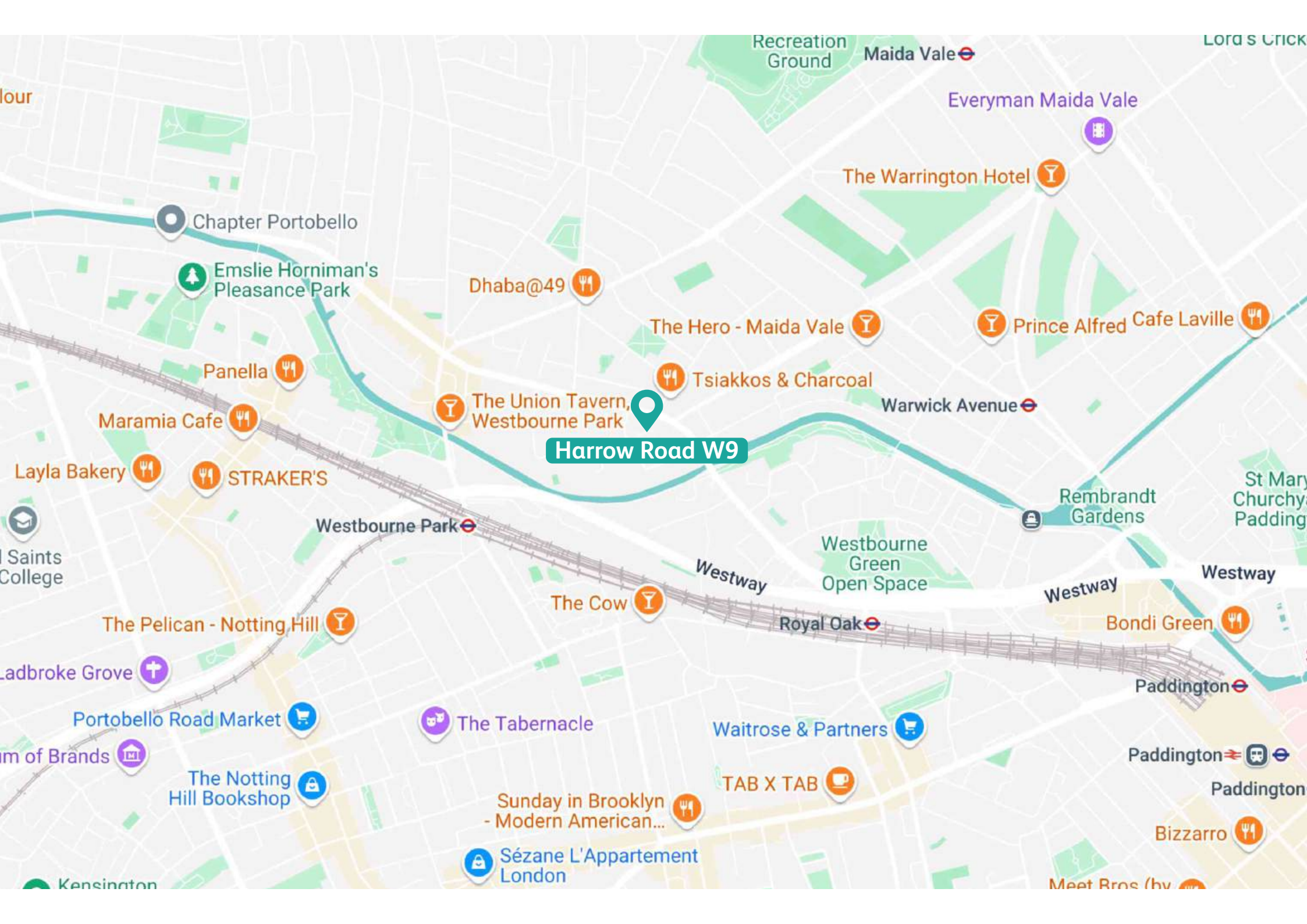


# Executive Summary

A highly unusual opportunity to acquire a significant pair of Freehold buildings with extensive development potential through either change of use (subject to the necessary consents) or comprehensive refurbishment.

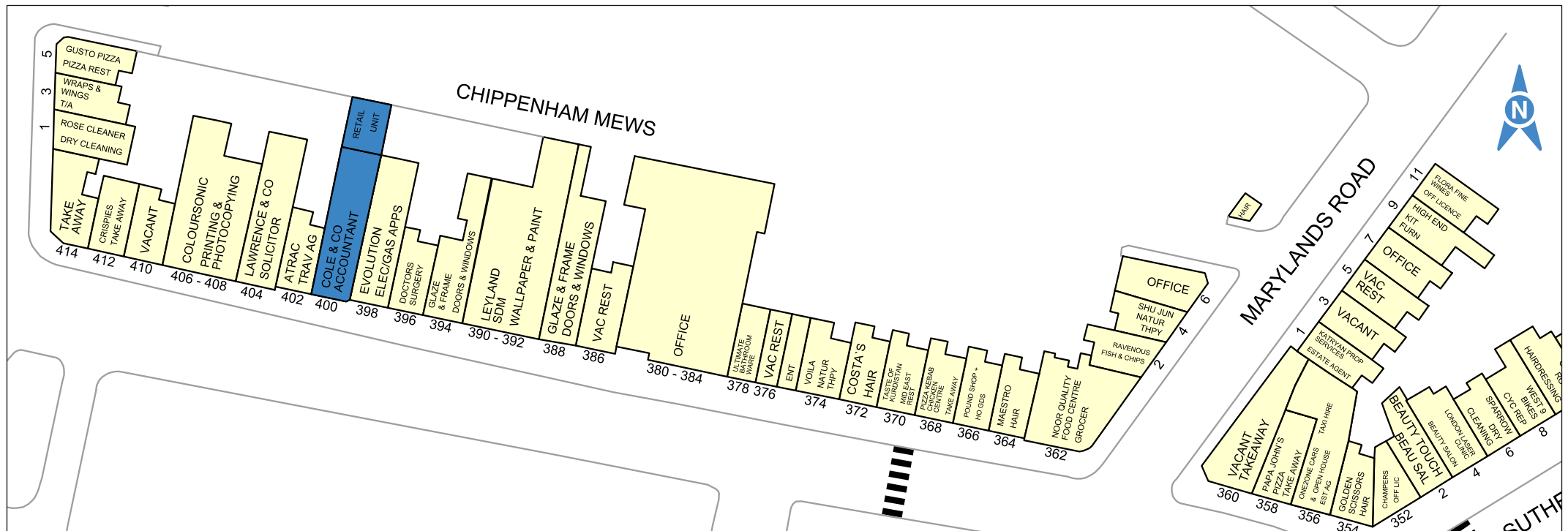
- Superbly positioned on a border Zone 1 location close to Notting Hill, Paddington and Maida Vale. The property enjoys a PTAL Rating of 4.
- The existing property comprises Two Freehold Titles of Mixed Tenure (Use Classes 'E' and 'C3') that interlink Harrow Road and Chippenham Mews. The combined 4 storey building to the front and three storey building to the rear measure approximately 5,022 sq.ft. / 466.7 sq.m.
- The Properties are currently used as Commercial Offices with a self-contained Residential property and Staff Parking to the rear.
- Full Vacant Possession upon completion of legal formalities.
- Offers are invited for these Freehold interests by private treaty in accordance with the Guide Prices issued.





This 'front to back' opportunity is headlined with the handsome flat fronted period commercial Freehold at 400 Harrow Road which is arranged across four floors and enjoys the rare and immediately appealing benefit of two separate entrances to these sprawling commercial spaces.

The Ground Floor comprises a glazed street frontage with direct access into somewhat vast office spaces across one level with an impressive and striking Boardroom that sits between the main areas and the rear Double Garage and residential Mews property above. Accessed via an internal staircase is a superb Basement level storage facility that cleverly incorporates the vaults and benefits from excellent ceiling height and good overall condition.





# THE PROPERTY

The upper two/ two and half floors enjoy their own private entrance thereby making potential conversion into self-contained residential apartments significantly more straight-forward. Currently they are offered as dated, but well-presented office spaces with excellent ceiling heights, an abundance of natural light and air conditioning.

32 Chippenham Mews enjoys a rare and peaceful position along this cobbled parade and comprises a large double garage to the Ground Floor level with electric up and over door, and a separate pedestrian access point to the large duplex apartment that spans the first and second floors.

Extensive development potential to either convert the garage into residential or incorporate the existing Boardroom (stp) make this an appealing overall proposition for future works.





# THE LOCATION

The site enjoys an exceptionally convenient Central London location being on the fringe of a number of extremely high value postal districts, namely W1, W2, W11 and NW8. This, and the fact that once you cross beneath the Westway you are effectively entering the Marylebone district all makes for a compelling investment argument for the future at such low levels of capital value.

The road itself enjoys a vast range of business and residential spaces and is considered to be a key artery into Central London from north London postal codes. The open spaces of Paddington Rec and the Hyde Park Estate allow for a balanced London lifestyle and the immediate transport facilities listed below demonstrate the strengths of this highly convenient location.



## Transport Links

### Westbourne Park station

Hammersmith & City  lines, Zone: 2

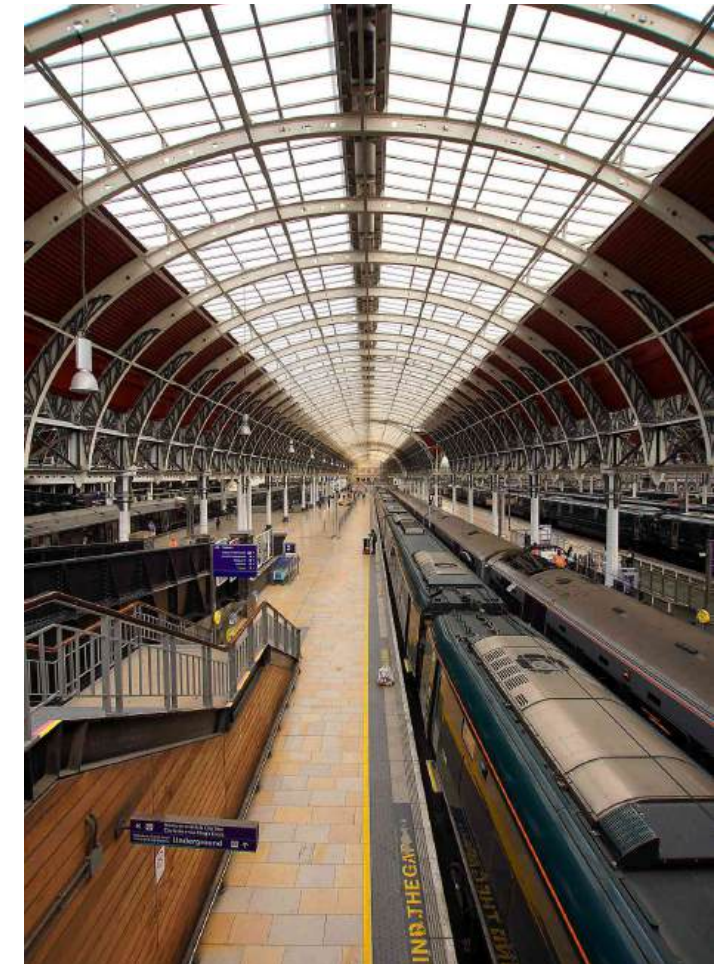
### Royal Oak station

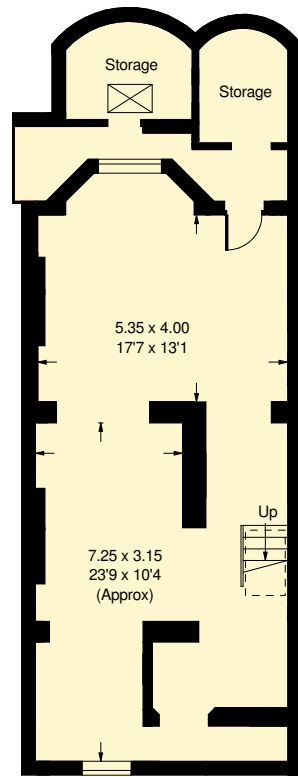
Hammersmith & City  lines, Zone: 2

### Warwick Avenue station

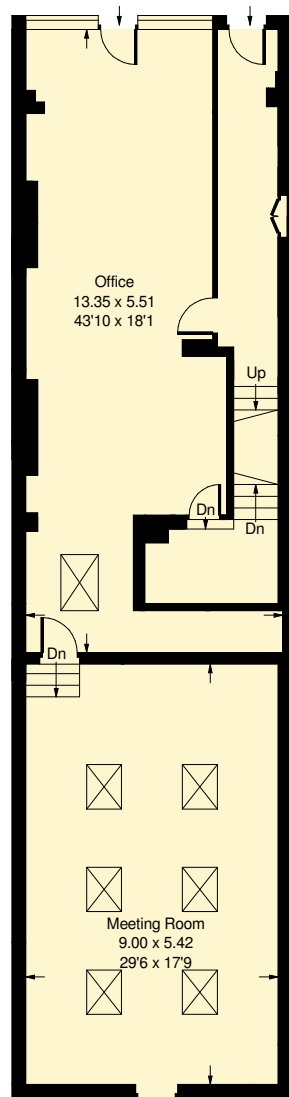
Bakerloo line, Zone: 2

The properties enjoy PTAL Ratings of 4.

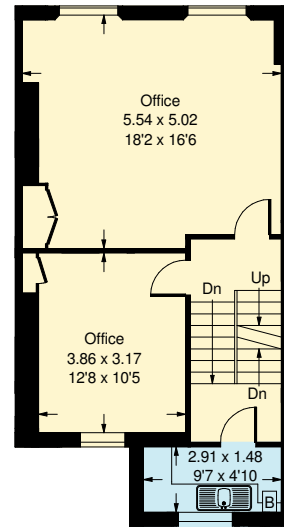




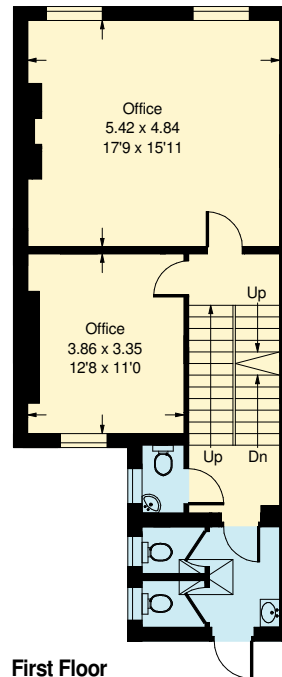
Lower Ground Floor



Ground Floor



Second Floor



First Floor

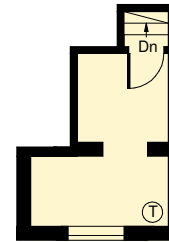
## Chippenham Mews, W9

Approx. Gross Internal Area = 90.6 sq m / 975 sq ft  
Garage = 46.8 sq m / 504 sq ft  
Total = 137.4 sq m / 1479 sq ft

## Harrow Road, W9

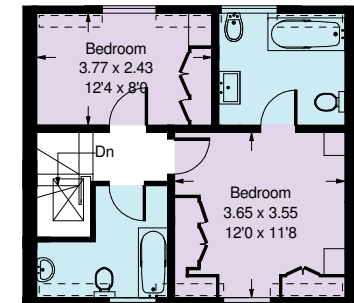
Approx. Gross Internal Area =  
329.2 sq m / 3543 sq ft  
(Including Storage)

Total = 4.66.7 sqm / 5022 sq ft

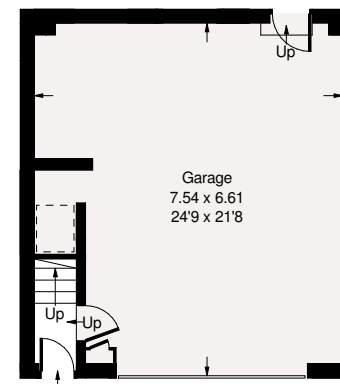


Third Floor

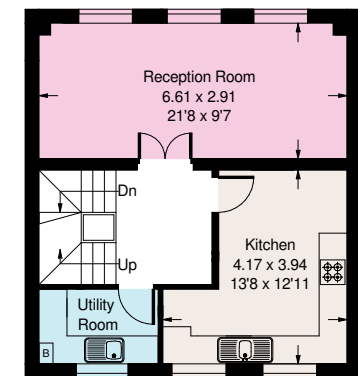
--- = Reduced headroom  
below 1.5 m / 5'0



Second Floor



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.  
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.  
Plan is for illustration purposes only, not to be used for valuations.



## LEGAL TITLE & TENURE

The Freehold Title are as follows:-

- 400 Harrow Road (Title No.241570)
- 32 Chippenham Mews (Title No.253330)

They are both being sold on the basis of full vacant possession upon completion of legal formalities. Completion is to occur no earlier than 16<sup>th</sup> December 2024.

## SERVICES

It is our understanding that mains water, electricity, gas and drainage are provided. However, it is the responsibility of the purchaser to ensure that services are available and adequate for any proposed development.

## AML

The purchaser will be required to provide the necessary information to satisfy AML requirements.

## VIEWINGS

The properties may be inspected internally strictly through prior appointment. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

## EPC

These are available to view upon request

## VAT

We understand the Property is not elected for VAT.

## METHOD OF SALE

The Property is For Sale by Private Treaty as 'one lot' or as two separate transaction with the following Guide Prices:-

- |                      |                         |
|----------------------|-------------------------|
| • 400 Harrow Road    | £1,100,000              |
| • 32 Chippenham Mews | £1,000,000              |
| • Sold as 'one lot'  | GUIDE PRICE: £2,100,000 |





# Contact Us Details

**Winkworth**

Development & Commercial Investment

## FURTHER INFORMATION

Should you wish to arrange an inspection or require further information, please contact the sole selling agents:

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