



7 Chippenham Mews

Maida Vale, London, W9 2AN

**A superb Mixed-Use
Freehold Mews Building in
the heart of this striking and
calm Maida Vale parade.**

1,089 sq ft
(101.17 sq m)

- Elegant Period Mews Building.
- Commercial to the Ground Floor.
- Two Bedroom Apartment to the 1st Floor.
- Recently Fully Refurbished.
- Two x Roller Shutters.
- Potential to add an additional floor (stp).

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Summary

Available Size	1,089 sq ft
Price	£900,000 Guide Price
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

This fantastic Mixed Use Mews Building is now presented to the open market with full vacant possession. The property enjoys two double opening garage doors to the Ground Floor commercial with roller security shutters beyond and has been recently refurbished to a superior standard with kitchenette and small washroom.

There is a separate front door directly from the mews which leads into a superb and also recently refurbished two bedroom one bathroom residential apartment at first floor level

There is an obvious opportunity to add a further floor to the building, in keeping with recent developments along the parade which would be subject to securing the necessary planning consents.

Location

The building 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 the immediate Maida Vale and Little Venice districts are renowned for their ambience and high levels of convenience make for a compelling investment strategy.

Heathrow Airport is within 30 minutes drive and the local stations at Paddington and Westbourne Park provide fast access into Central London. The TPAL Rating is 4.

Terms

Rateable Value: £11,000 per annum although actual Rates Payable will be considerably lower.

Rates Payable: (We strongly advise interested parties to verify this with the local authority: London Borough of Westminster on 020 7911 5000).

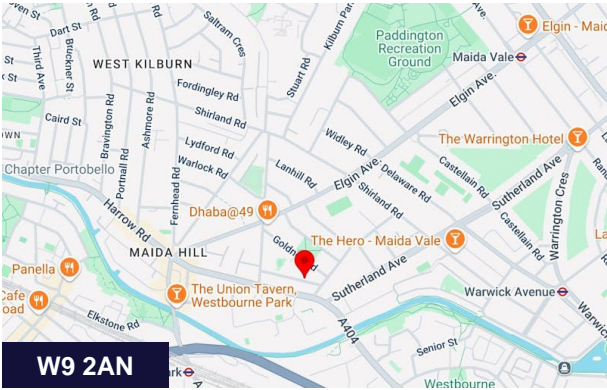
Planning: Chippenham Mews has experienced a large number of favourable planning applications over recent years both for change of use from commercial to residential and for the addition of a further (second) floor level all of which could potentially provide a substantial family home of c. 1,600 sq.ft. (148.7 sq.m.)

EPC: Upon request.

VAT: The property is not elected for VAT.

Proposal: Guide Price - £900,000.

Viewings: The site can be viewed externally from Leman Street. All internal viewings are by strict appointment via sole agents Winkworth Commercial.



Viewing & Further Information



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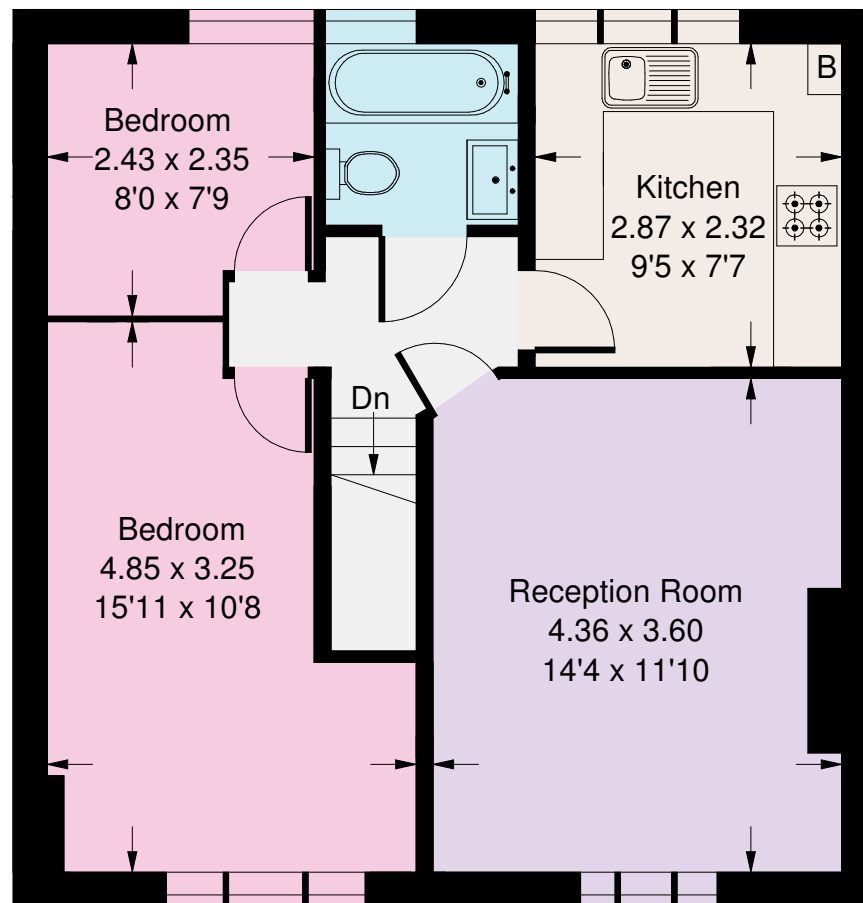
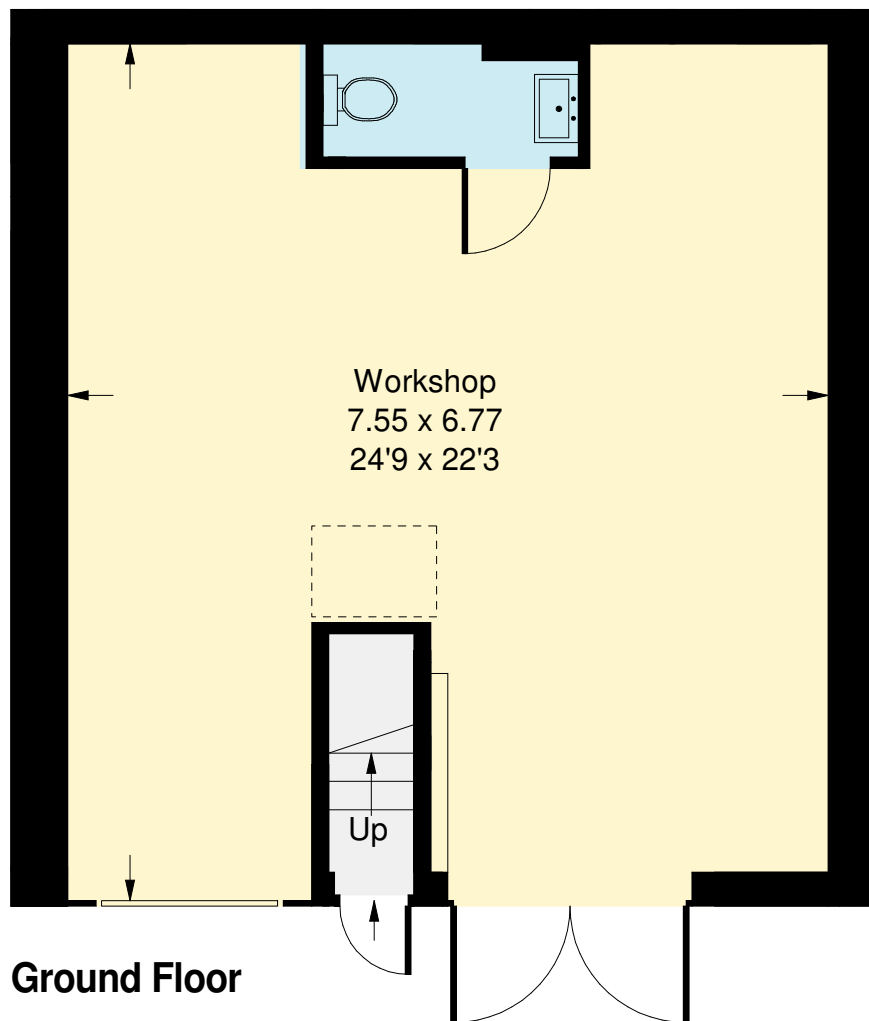
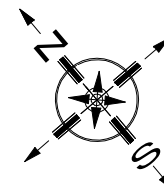



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Chippenham Mews, W9

Approx. Gross Internal Area
Residential = 53.1 sq m / 571 sq ft
Commercial = 48.1 sq m / 518
Total = 101.2 sq m / 1089 sq ft



 = Reduced headroom
below 1.5 m / 5'0

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.