



7 TORRIANO MEWS

Kentish Town, NW5 2RZ

Freehold office building for sale with parking

2,170 SQ FT

FOREST
REAL ESTATE

Summary

Available Size	2,170 sq ft
Price	£1,250,000
Rates Payable	£27,904 per annum This property could benefit from transitional business rates relief.
Service Charge	N/A
VAT	Applicable
EPC Rating	D (88)

Key Features

- Freehold
- End of terrace
- Air conditioned
- 2 car parking spaces
- Intercom
- Gas central heating
- Security alarm and shutters
- WC with shower
- Within 5 minutes' walk of Kentish Town Underground & Thameslink station

Description

The property comprises a three storey self contained end of terrace mews building. Set over ground, first and second floors the accommodation is largely open plan, with individual partitioned offices on each floor.

The property benefits from air conditioning, excellent natural light, perimeter trunking as well as two car parking spaces (ability to block in to create more parking). The mews offers a mix of office and residential accommodation, making it suitable for a change of use to residential (STPP).

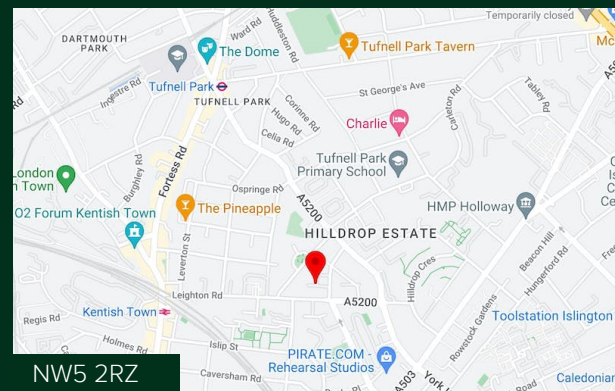
Location

Set within the quiet and gated Torriano Mews, the property is located close to its junction with Torriano Avenue and parallel to Leighton Road. Transport links are excellent with Kentish Town station (Northern line & Thameslink) situated within 0.4 miles from the property, providing easy access across London, in particular, to Euston, Kings Cross & St Pancras International stations within a 10 minute commute.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	810	75.25
1st	790	73.39
2nd	570	52.95
Total	2,170	201.59



Viewing & Further Information

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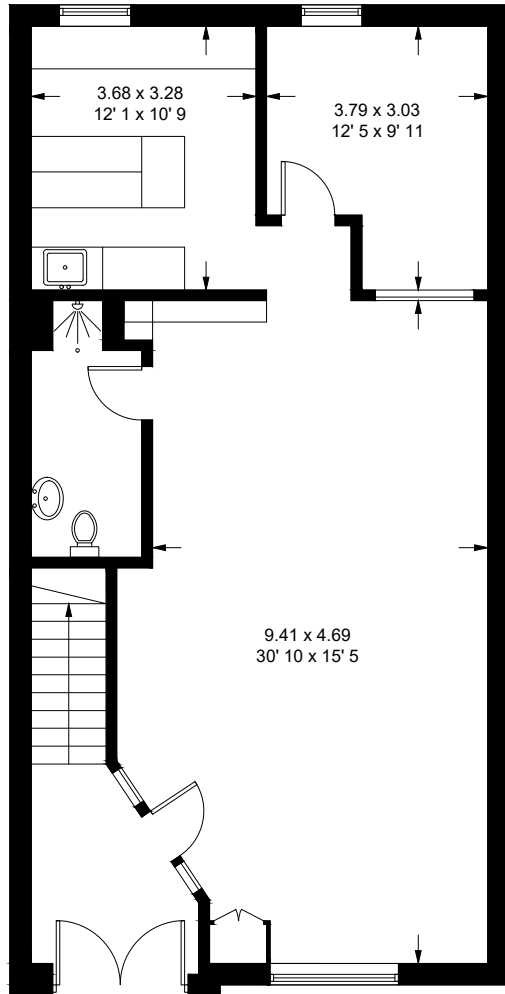
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Torriano Mews

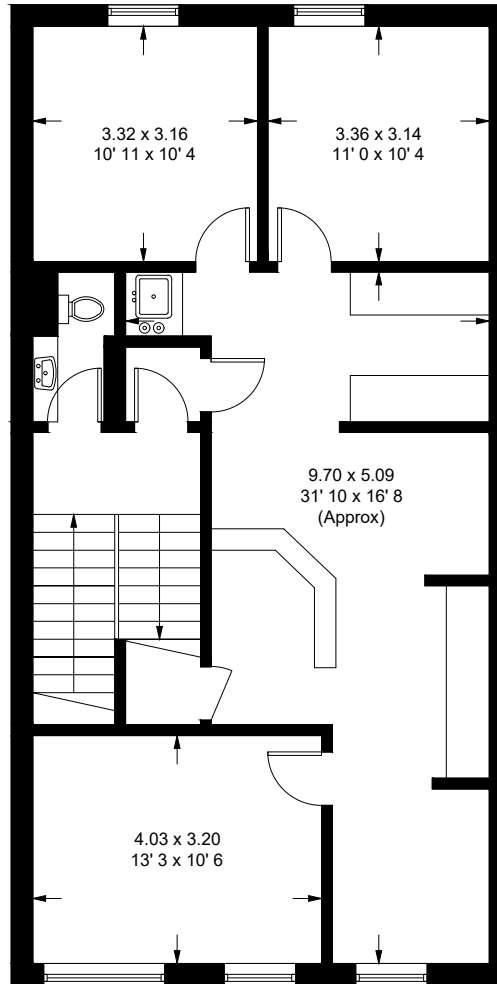
Approximate Gross Internal Area = 2445 sq ft / 227.2 sq m
(Excluding Reduced Headroom)

Reduced Headroom = 85 sq ft / 7.9 sq m

Total = 2530 sq ft / 235.1 sq m

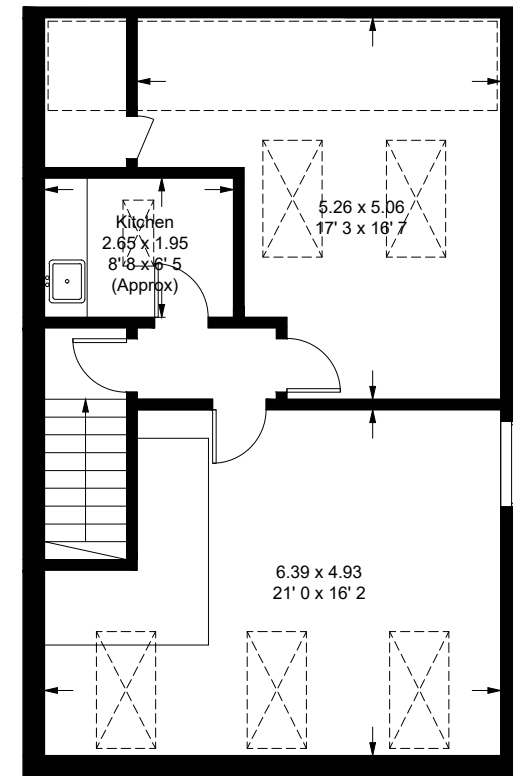


Ground Floor
912 sq ft / 84.7 sq m



First Floor
906 sq ft / 84.2 sq m

= Reduced headroom below 1.5m / 5'0



Second Floor
712 sq ft / 66.2 sq m
(Including Reduced Headroom)

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