



STIRLING
ACKROYD

FOR SALE

**70 Northfield Avenue,
London, W13 9RR**

1,503 sq ft

**Freehold investment
opportunity**



VIDEO TOUR

stirlingackroyd.com



Description

70 Northfields Avenue represents a mixed use residential and commercial investment opportunity. The building is configured as a ground floor commercial unit plus a split level two bedroom flat (see floor plan and VR tour).

The floor areas comprise one commercial unit at 893 square feet, plus one residential two bedroom flat at 610 square feet.

The existing tenant has one lease for the commercial unit and the two bedroom flat. They occupy both parts of the property. The total current income is £15,000 per annum. The current lease expires in January 2026 and a rent review is outstanding.

Location

70 Northfield Avenue is located in a diverse retail parade close to the junction with Mayfield Avenue.

Northfields London Underground Station offers connections to central London and also Heathrow.

Key points

- Total internal area - 1,503 square feet
- Retail unit plus two bedroom flat
- Current total rental income is £15,000 per annum - rent review outstanding
- End of current lease in January 2026
- Close to Northfields Station (Picadilly Line)
- Sale price £550,000
- West London investment/asset management opportunity
- Located in a diverse retail parade





Rents, Rates & Charges

Price	£550,000
Rates	On application
Service Charge	On application
VAT	On application
EPC	D (89)

Viewing & Further Information



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