

North Kensington W10 – Freehold for Sale

Prominent Retail Investment plus Vacant Two Bedroom
Garden Maisonette to Rear

Planning for extension and rearrangement of maisonette



59 St Helens Gardens, London W10 6LN



Situation & Location The property is situated at the junction of St Helens Gardens and Kelfield Gardens, the most prominent position within the St Quintin Estate, an attractive and sought after grid of Edwardian houses served by Ladbrooke Grove and Latimer Road underground stations (Circle, Hammersmith & City Lines). Portobello Road, Westbourne Grove and all the amenities of Notting Hill are within easy reach.

Description & Accommodation

The property comprises a shop and basement, with a self-contained lower ground and raised ground floor maisonette to the rear, with private entrance from Kelfield Gardens and a large rear garden. There is also a first floor flat which is sold on a 215 year lease.

The retail unit has a prominent return frontage and provides a ground floor sales area of some 405 sq ft and basement ancillary area of some 395 sq ft. There is also an adjoining forecourt and florist kiosk which is offered with vacant possession.

The maisonette provides a kitchen/dining room, reception room and WC on lower ground (garden level) with two bedrooms and two shower room/WC's at ground floor level. The unit has a gross internal floor area of some 69.4 sq m 747 sq ft. Please see floorplans below.



Planning Consent

Planning consent was granted in August 2022 for extension and re-arrangement of the maisonette to provide a large, open plan kitchen/dining/reception area at garden level, together with a bathroom/WC, bedroom and utility room; and a further two bedrooms with en-suite shower/WC at ground floor level above. The extended gross internal floor area is some 105.6 sq m 1,136 sq ft. Please see proposed floorplans below. The details, full drawings and documents are here:

<https://planningsearch.rbkc.gov.uk/publisher/mvc/listDocuments?identifier=Planning&ref=PP/22/02855>

Tenancy

The retail unit is let on effectively full repairing and insuring terms to Mountgrange Heritage Ltd for 10 years from 23rd November 2021 at a current rent of **£30,000 per annum**, subject to upward only review in Nov 26.

Mountgrange Heritage is a well-established local estate agency group with offices in North Kensington, Notting Hill and Kensington www.mountgrangeheritage.co.uk

Terms

The freehold interest is offered subject to the long lease of the first floor flat, the commercial tenancy of the shop and the with vacant possession of the kiosk and the rear maisonette at a price of **One Million Three Hundred & Seventy Five Thousand Pounds (£1,375,000)**

The shop investment and maisonette are also available separately on a long leasehold basis – prices on application

Energy Performance Certificate Maisonette - Rating 78 Band C; Shop – in preparation

Contact Joint Sole agents:

JMW Barnard LLP 17 Abingdon Road, London, W8 6AH.

Tel: 0207 938 3990 Jeremy Barnard jb@jmwbarnd.com

Mountgrange Heritage

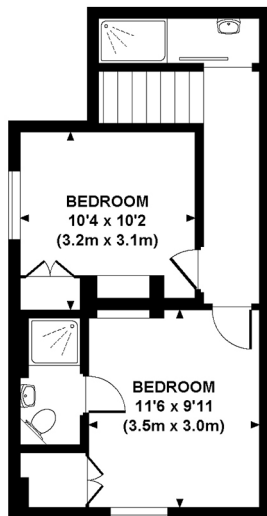
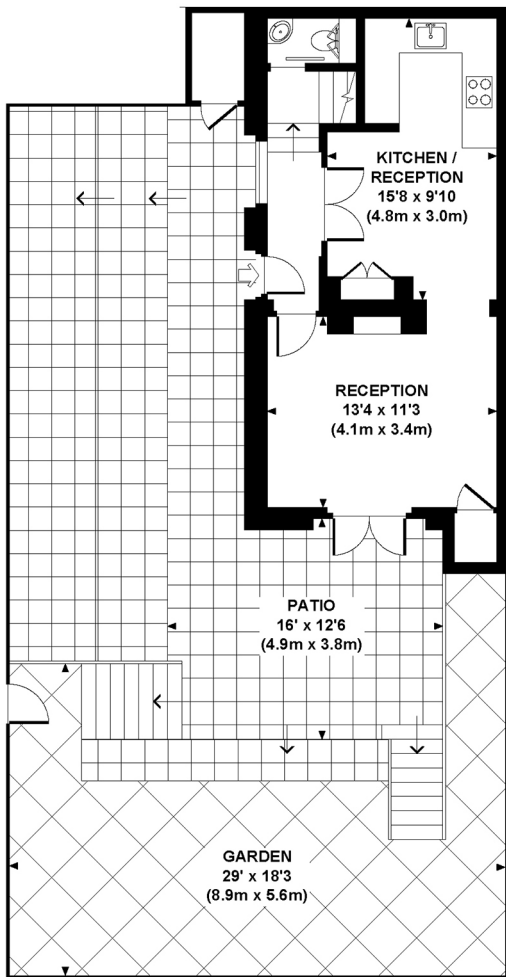
020 8962 5916 Tim Kane tim@mountgrangeheritage.co.uk

Important Notice: Measurements are approximate and no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is given either during negotiations, in particulars, or elsewhere. Interested parties should satisfy themselves as to condition of property; presence of dangerous or deleterious materials; or functioning of services, which have not been tested. Unless otherwise stated all rents and prices are exclusive of VAT, where applicable.

ST. HELENS GARDENS, W10

Approx. gross internal area

774 Sq Ft / 72.0 Sq M.



GROUND FLOOR

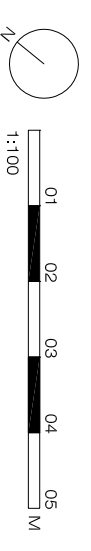
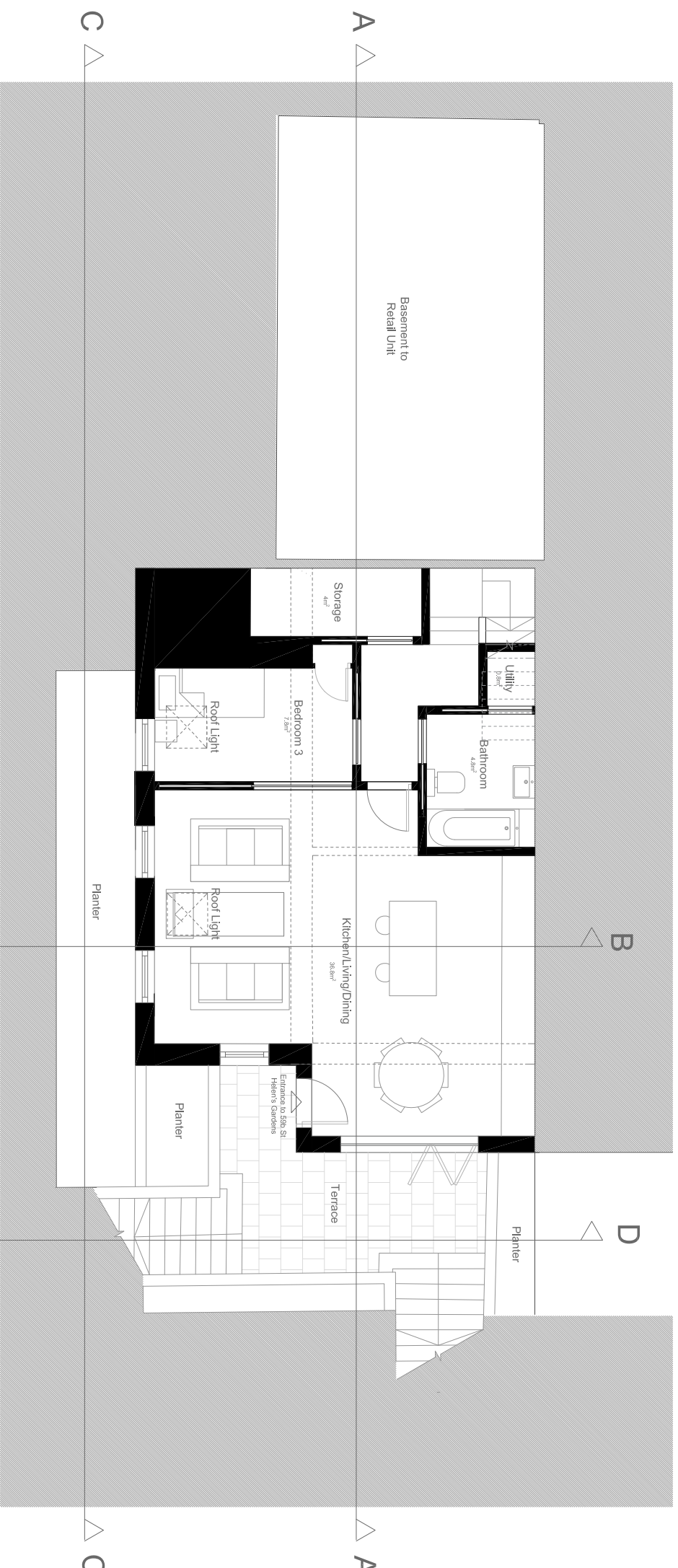
FIRST FLOOR



Revisions	Rev	Date	By	Description	Approved
	A	26.11.20	KR	Preliminary Issue	TKB
	B	11.12.20	KR	Pre-Planning Issue	TKB
	C	19.10.21	SA	Pre-Planning Issue	TKB
	D	13.04.22	SA	Planning Issue	TKB

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Notes



Client

The Cundall Partnership
LLP

Project

St Helen's Gardens

Sheet

Proposed Lower-Ground Floor Plan

Date of origin	Project Number	Scale (A3)
16/11/2020	602HE	1 : 100
Drawn by	Drawing Number	Rev.
SA	PR100	D

Drawing status

Planning

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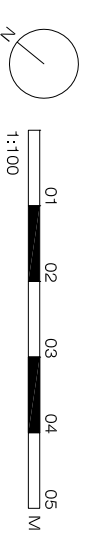
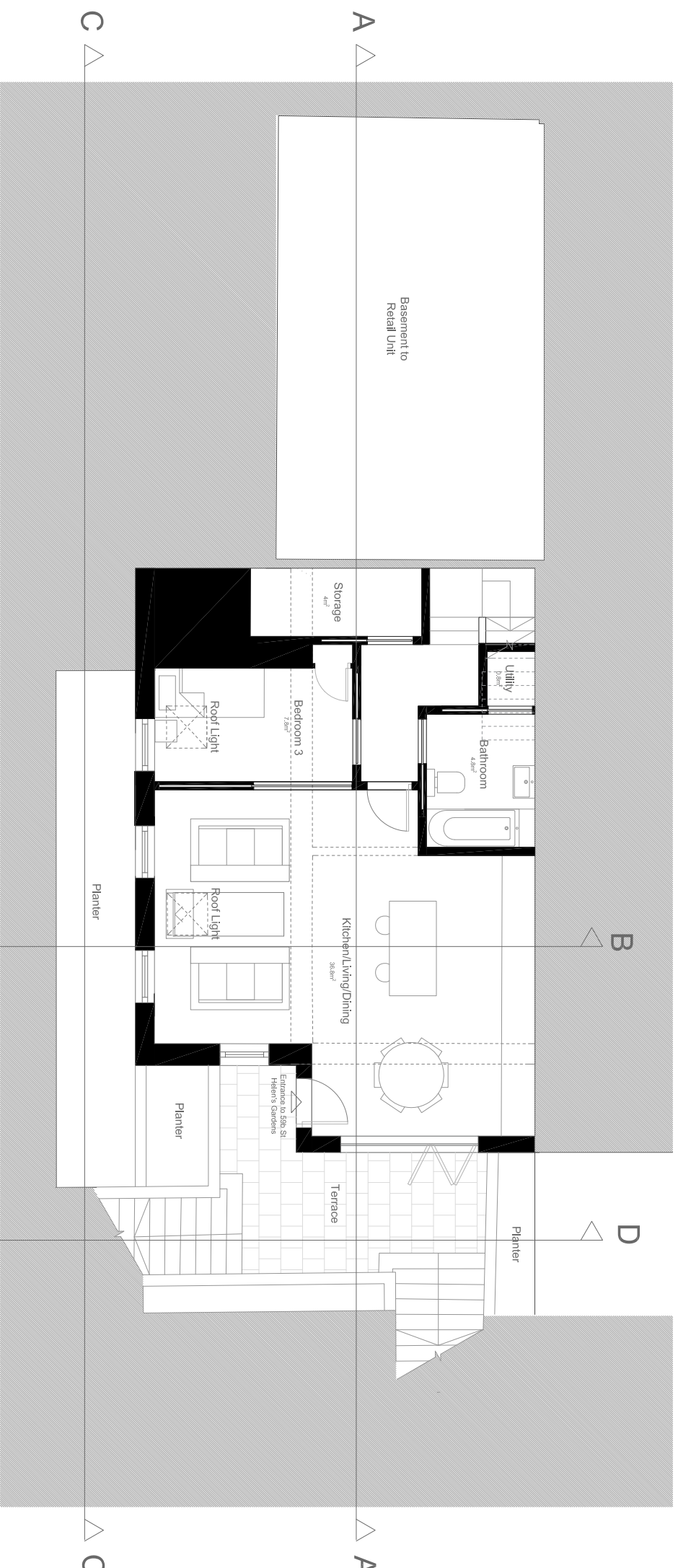
Archio
Unit B107, Lighthouse Studios, 89a Shackwell Lane
London E8 2 EB
T 0207 183 4048

www.archio.co.uk

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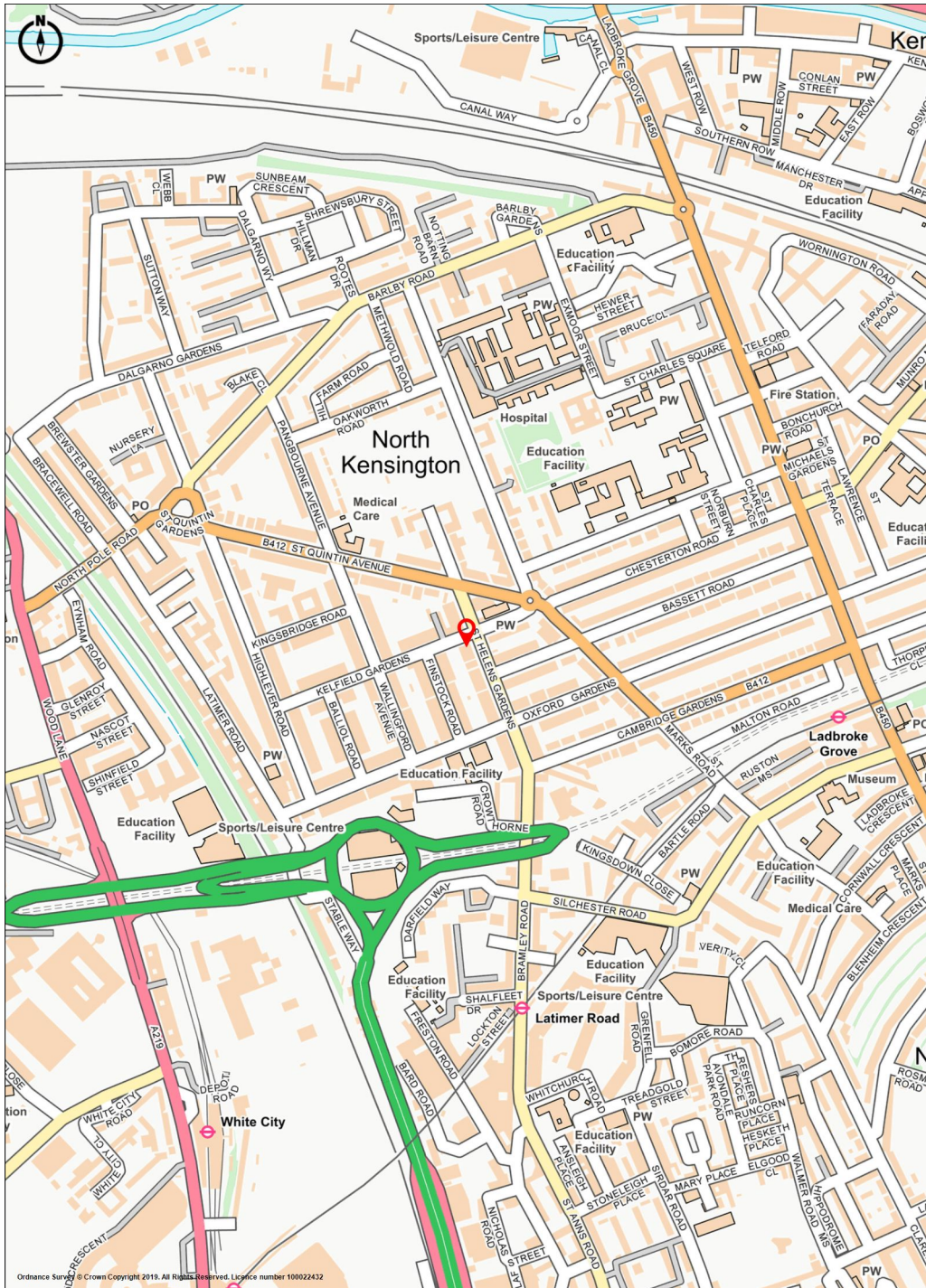
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