

## **Kensington W8**

**Freehold Shop & Basement for Sale**

**1,620 sq ft 150 sq m gross internal**

**Fully Fitted as Luxury Hair Salon**



**Ground floor and basement, 67 Abingdon Road, London W8 6AN**

## Situation & Location

The property is prominently situated at the junction of Abingdon Road and Abingdon Villas, just to the south of Kensington High Street, thus serving one of London's most wealthy residential enclaves. Kensington High Street underground (Circle, District Lines) is within easy reach. Please see location plan below:

## Description & Accommodation

The property comprises a self-contained ground floor and basement retail unit, with residential unit above sold on long lease, providing the following approximate gross internal floor areas:-

Ground floor **705 sq ft 65.5 sq m** Basement **915 sq ft 85 sq m**

Please see floorplan below



## Amenities

Air conditioning; air handling system; sixteen styling chairs; six backwashes; reception area; kitchenette; client and staff WC's; staff room.

**Fixtures and Fittings** Fittings included, some fixtures available by negotiation

**Guide Price** £1,500,000

**VAT** Will not apply

**Legal Costs** Each party to bear their own

**Energy Rating** 51 (Band C)



## **Business Rates**

The rateable value for the premises is £24,000 and the rates payable for the current year ending 31/03/27 are £10,368. Interested parties should make their own enquiries and confirm: - Royal Borough of Kensington and Chelsea business rates department 0207-361 2828.

**Possession** Full vacant possession on completion

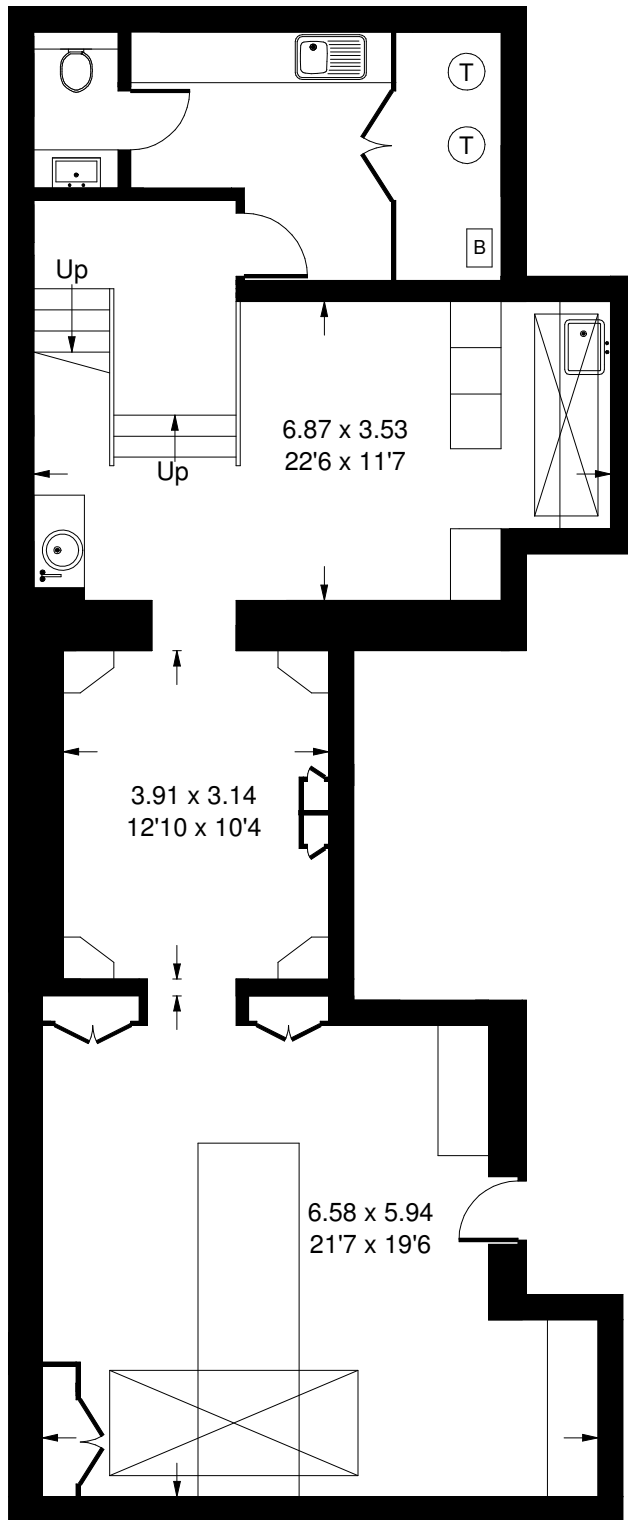
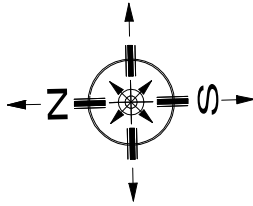
**Contact** Sole agents: JMW Barnard LLP 17 Abingdon Road, London, W8 6AH.

**Tel: 0207 938 3990** Jeremy Barnard [jb@jmwbarnd.com](mailto:jb@jmwbarnd.com)

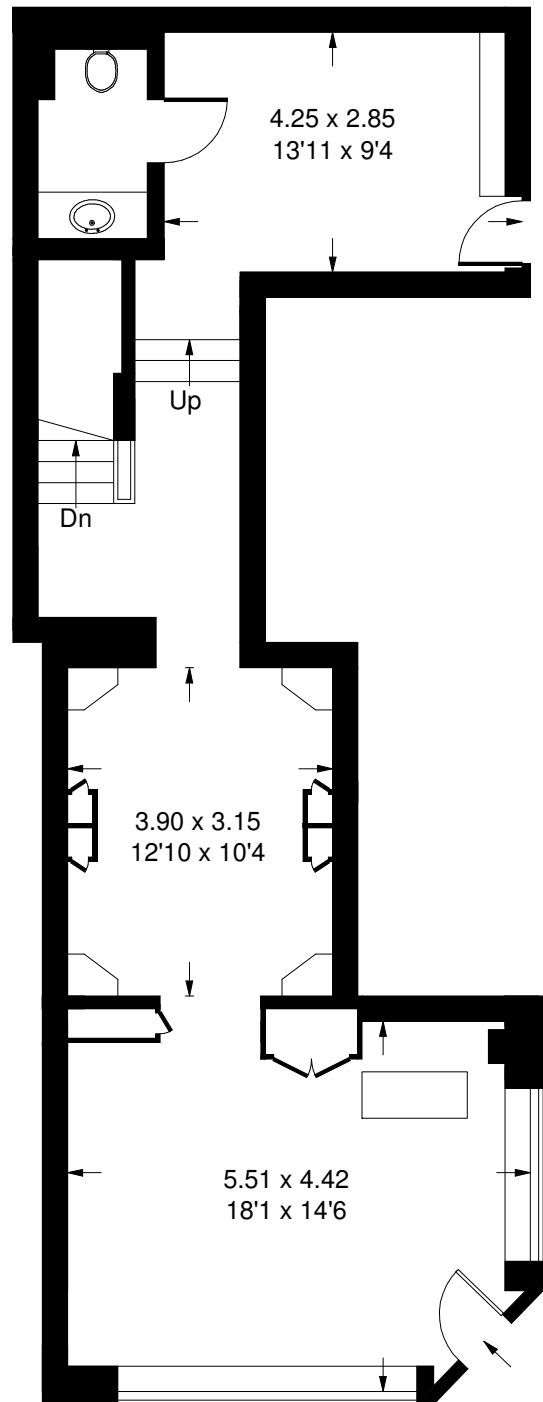
**Important Notice:** Measurements are approximate and no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is given either during negotiations, in particulars, or elsewhere. Interested parties 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.

# Abingdon Road, W8

Approx. Gross Internal Area  
152.9 sq m / 1646 sq ft



Lower Ground Floor



Ground 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.



© Crown copyright and database rights 2026, OS AC0000813445

**Promap**

LANDMARK INFORMATION

© Crown Copyright and database rights 2026, OS AC0000813445  
Plotted Scale - 1:6500. Paper Size – A4