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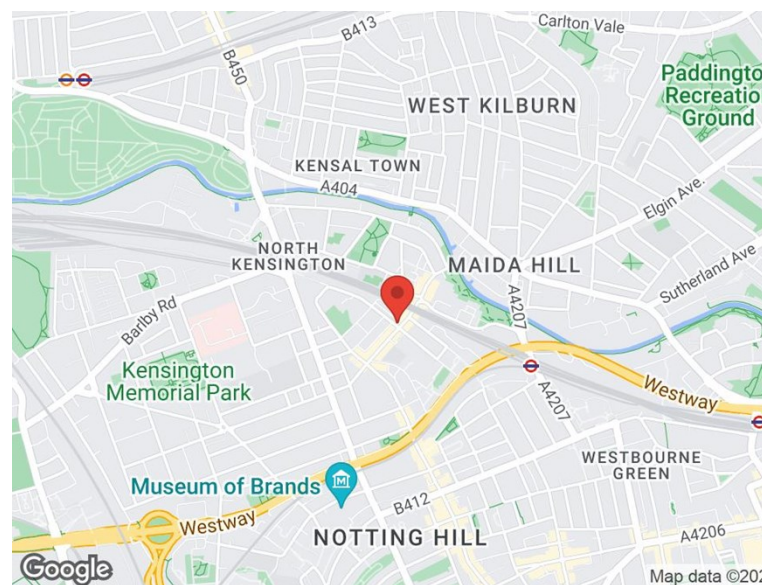
60a Golborne Road, London, W10 5PR

FREEHOLD - A 2 STOREY LIVE / WORK FOLLY HOUSE & TERRACE OFF GOLBORNE ROAD

FOR SALE

Area: 723.00 FT² (67.17M²) | £950,000, subject to contract |

- Immediately off Golborne Road
- Good natural light
- Private entrance
- Stripped wood & flag stone floors
- Spiral staircase
- Querky interior
- Roof terrace





60a Golborne Road, London, W10 5PR

LOCATION:

The building is situated adjacent to the junction of Golborne Road and Wornington Road and positioned to the rear of a parade of mixed-use buildings on Golborne Road. Local amenities are close by on Golborne Road and Portobello Road to include, Lisboa Patisserie, De Nadas Empanadas, Maramia Café, Caia Modern European, Sharp & Flask Barbers, Les Coullies Du Chein Antiques, 88 Antiques, Arbon Interiors, Of the Bea, Taylor Morris London, Susanne Osborne Interiors, Cubitts Notting Hill, Falafal King, Klear Labs, Straker's Modern European and Panella Sicilian Street Food. Public transport is accessed from Ladbroke Grove (Hammersmith & City line) and Westbourne Park (Circle and Hammersmith & City lines).

LOCAL AUTHORITY: Royal Borough of Kensington & Chelsea

DESCRIPTION:

A quirky mews style building arranged over 4 floors. The building is accessed direct from Wornington Road and leads to a kitchen / dining room with good natural light to the front and rear. A spiral staircase to the rear descends to a dressing room / storage area with flag stone floors and a tiled shower room.

The upper floors are also accessed via the spiral staircase which rises to a 1st floor reception room / bedroom and 2nd floor double bedroom / studio room. A roof terrace is accessed by a covered stair header, which is decked and encompasses the entire footprint of the building.

The building is a real one off, is in good decorative order and possesses a country cottage feel, which is at a delightful juxtaposition to the busy local high street and markets on Golborne and Portobello Road.

The building is a wonderful alternative to a flat or maisonette and will make an ideal live / work space, artists studio or London bolt hole.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
Lower Ground Floor	204.00	18.95
Ground Floor	169.00	15.70
1st Floor	169.00	15.70
2nd Floor	156.00	14.49
3rd Floor	25.00	2.32
TOTAL	723.00FT²	67.17M²

FLOOR PLAN: [Click Here](#)

SALE TERMS:

Currently tenanted on AST terms.

PRICE:	£950,000.00	RATES:	Not Rated - Council Tax Band D
SERVICE CHARGE:	N/A		
POSSESSION:	Full vacant possession or let for investment, running AST tenancy in place.	LEGAL COSTS:	Each party to be responsible for their own legal costs.
VAT:	Not Elected for VAT	EPC:	Available upon request.

CONTACT:

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