



## FOR SALE

**1,731 SQ FT**  
(160.82 SQ M)

**£310,000**

**Ground floor retail/office  
unit within a new  
development**

- Shell condition with capped services
- Ceiling height of 3.2m
- 1 parking space and 1 loading bay
- Own entrance off Kathleen Avenue
- Screeded floor
- Glazing installed and good natural light
- 999 year lease

# Acton

9 Kathleen Avenue, London, W3 0NG



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## Description

The unit is on the ground floor of this prominent mixed-use residential and commercial development which comprises 51 flats and houses.

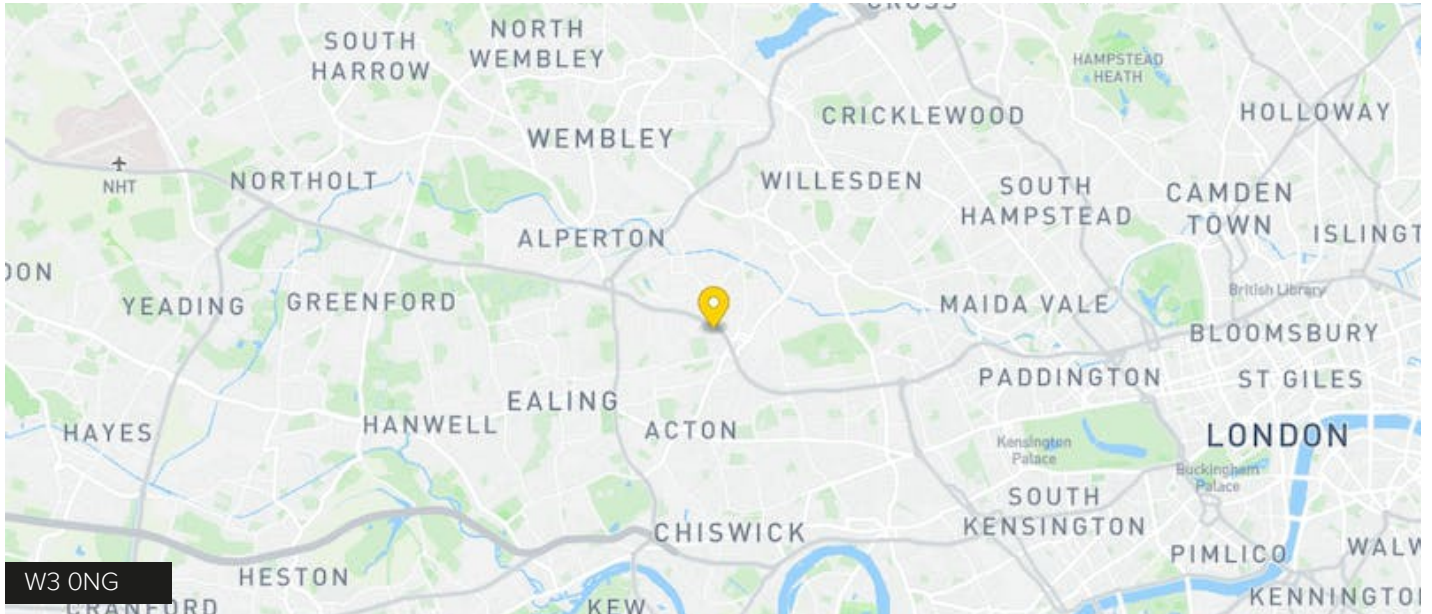
The space would be suitable for an office or convenience store to service the local residential occupiers.

## Location

North Acton Station (Central Line) is within easy walking distance of the subject property. There are numerous shops, bars and restaurants centered around the station.

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## Accommodation

Name	Sq ft	Sq m	Price	Rates Payable	Service Charge	Availability
Unit - Ground	1,731	160.82	£310,000	On application	£350 /annum	Under offer

## Configuration

Upon Enquiry

## Tenure

Long Leasehold

## EPC

Upon Enquiry

## VAT

Applicable

## Contacts

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## Further Information

[Our Website](#)