

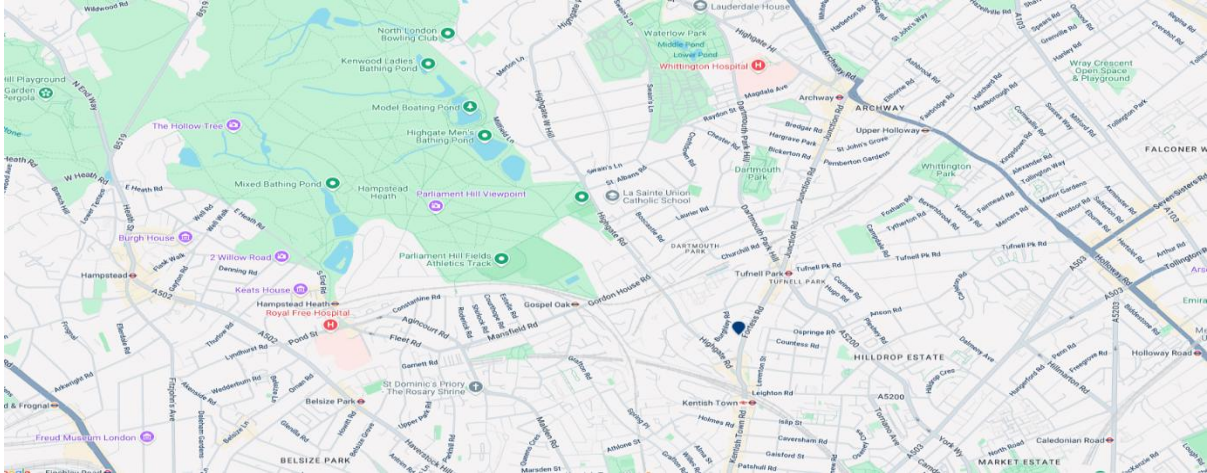
**FREEHOLD WAREHOUSE / RETAIL
SHOWROOM BUILDING WITH
PARKING FOR SALE**



**FORTESS ROAD/FORTESS WALK,
NW5
APPROX
(5567.50 SQ. FT. GIA)**

<p>ACCOMMODATION/TRANSPORT:</p> <p>LOCATION:</p>	<p>Introducing this unique commercial property on Fortress Road, London NW5. Boasting area of 5567.50 sq. ft spread across two floors, this freehold property offers endless possibilities for its next owner.</p> <p>This property has been utilized as a builder's material/hire merchant for over 25 years, featuring gated parking at the rear, a warehouse space, and a retail showroom facing Fortress Road. The upper floors include a charming two-bedroom flat, offering a comfortable living space right above your work premises.</p> <p>Located in the vibrant Kentish Town area, residents will enjoy easy access to Hampstead Heath, Parliament Hill, and Waterlow Park for leisurely outdoor activities. The bustling Fortress Road and Kentish Town Road are home to a diverse range of independent shops, cafés, and restaurants, including popular spots like Ruby Violet, Junction Tavern, and The Vine.</p> <p>The excellent transport links make commuting a breeze, with Tufnell Park Underground Station and Kentish Town Station just a short walk away. Both stations provide quick connections via the Northern Line, offering direct access to King's Cross, the city, and beyond. Additionally, Luton Airport can be reached within just 38 minutes by train.</p> <p>We are also marketing the freehold interest of 13a-15 Fortress Road NW5 presently, where we believe makes both units for a similar development to tally Ho Corner of Fortress Walk subject to necessary planning.</p>
First Floor:	Two Bedroom Flat over 1 st and Second floors
	Measurements (GIA)
Ground Floor Warehouse	1384.09 sq. ft
Showroom/Retail	2084.43
Parking /Storage 1st and 2nd floor Flat	1356.26 742.72
Total Area	5567.50 Sq ft
EPC:	D 81 Residential Flat D 87 Commercial Ground Floor
AMENITIES:	CCTV Electric Shutters Emergency Lighting Smoke Alarm High Ceiling Category 5 Wiring Electric Heating Kitchen Areas WC Alarm

LOCATION



FREEHOLD:

Offers more than £3,000,000 on Unconditional basis Sold vacant possession.

AML:

Under the Anti Money Laundering Regulations Act (AML), we are obliged to verify the identity of proposed Seller/s Purchaser/s prior to instructing solicitors in order to assist in preventing fraud and money laundering. This information is required by law.



VIEWING:

Only by appointment through the Sole Agent as below:

Metin Yildirim
Salter Rex LLP
Chartered Surveyors & Estate Agents, Crown House
265/267 Kentish Town Road
London NW5 2TP
Tel: 020 7428 6801 Mobile: 07951262191
Fax: 020 7485 8488
E-mail: my@salter-rex.co.uk

MISREPRESENTATION ACT 1967

Salter Rex for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

1. These particulars do not constitute, nor constitute any part of an offer or contract. Statements contained in these particulars as to this property are made without responsibility on the part of Salter Rex, the Vendors or Lessors. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact. All dimensions given are approximate only.
2. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
3. The Vendor or Lessor does not make or give and neither Salter Rex nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

