LAND FOR SALE | 10,119 SQ FT

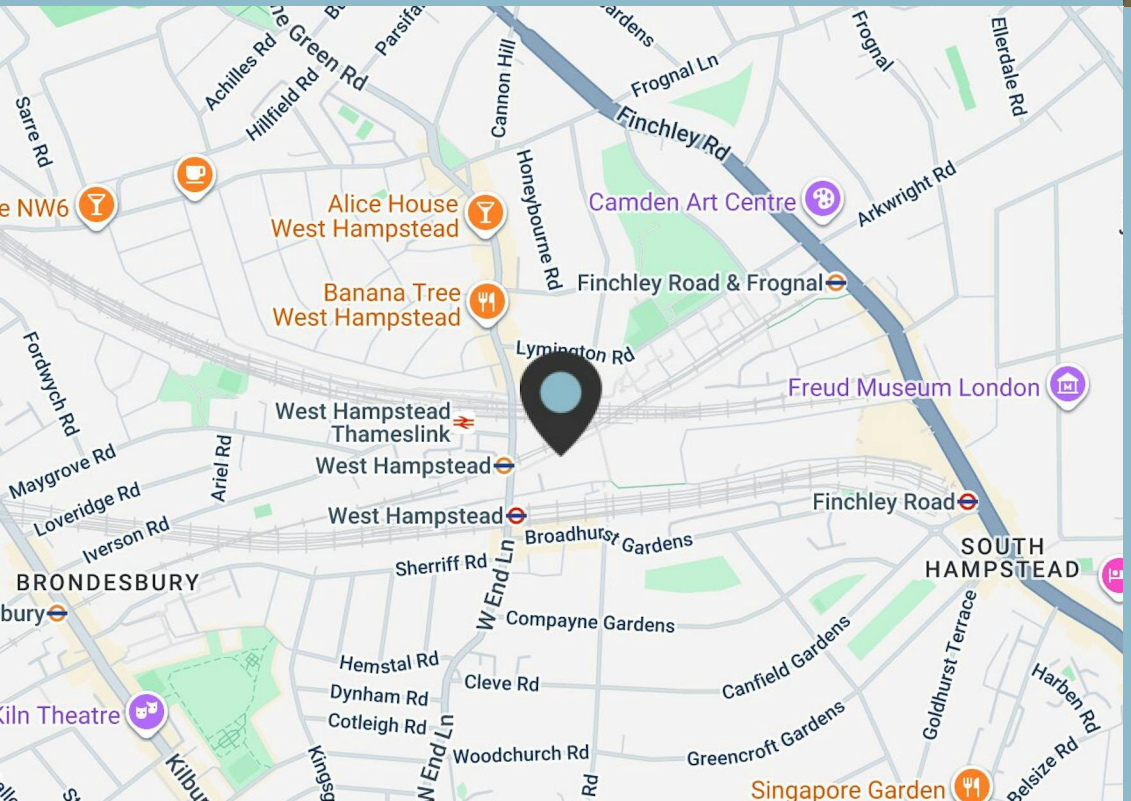
11 BLACKBURN ROAD, WEST HAMPSTEAD, LONDON, NW6 1RZ

RARE OCCUPIER OR REDEVELOPMENT OPPORTUNITY IN THE HEART OF WEST HAMPSTEAD

- Two storey brick built Victorian warehouse plus modern single storey warehouse comprising 10,119 sq ft on a site of 0.28 acres
- Situated in between West Hampstead Underground and Overground Stations
- Potential to create a bright characterful development for a commercial owner occupier
- Also potential for a developer led comprehensive residential, commercial or mixed use scheme
- Currently occupied as meanwhile space for artist studios with vacant possession available on completion

DESCRIPTION

Rare opportunity to acquire a freehold site of 0.28 acres in the heart of West Hampstead, comprising characterful industrial buildings of 10,119 sq ft. Including a two-storey, brick built late 19th century warehouse with large and attractively proportioned timber-framed, multi-paned windows on three of its elevations and a pitched, tiled roof. The single-storey 20th century warehouses have a mixture of pitched and saw tooth roof forms and employ roof lights extensively to bring light into their interiors.



LOCATION

The site is midway along Blackburn Road and within 100m of both the entrance to West Hampstead's Underground and Overground Stations. The adjacent buildings are a mix of light industrial and residential with a substantial purpose built student block to the East.

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AVAILABILITY

Name	sq ft	sq m	Availability
Building - The Victorian Warehouse	4,029	374.31	Available
Building - The Modern Warehouse	6,090	565.78	Available

PRICE

£4,250,000

RATES & CHARGES

Rates payable: N/A

TERMS

The freehold is offered on an unconditional basis with vacant possession.

VIEWINGS

Strictly via arrangement with Dutch and Dutch.

CONTACT

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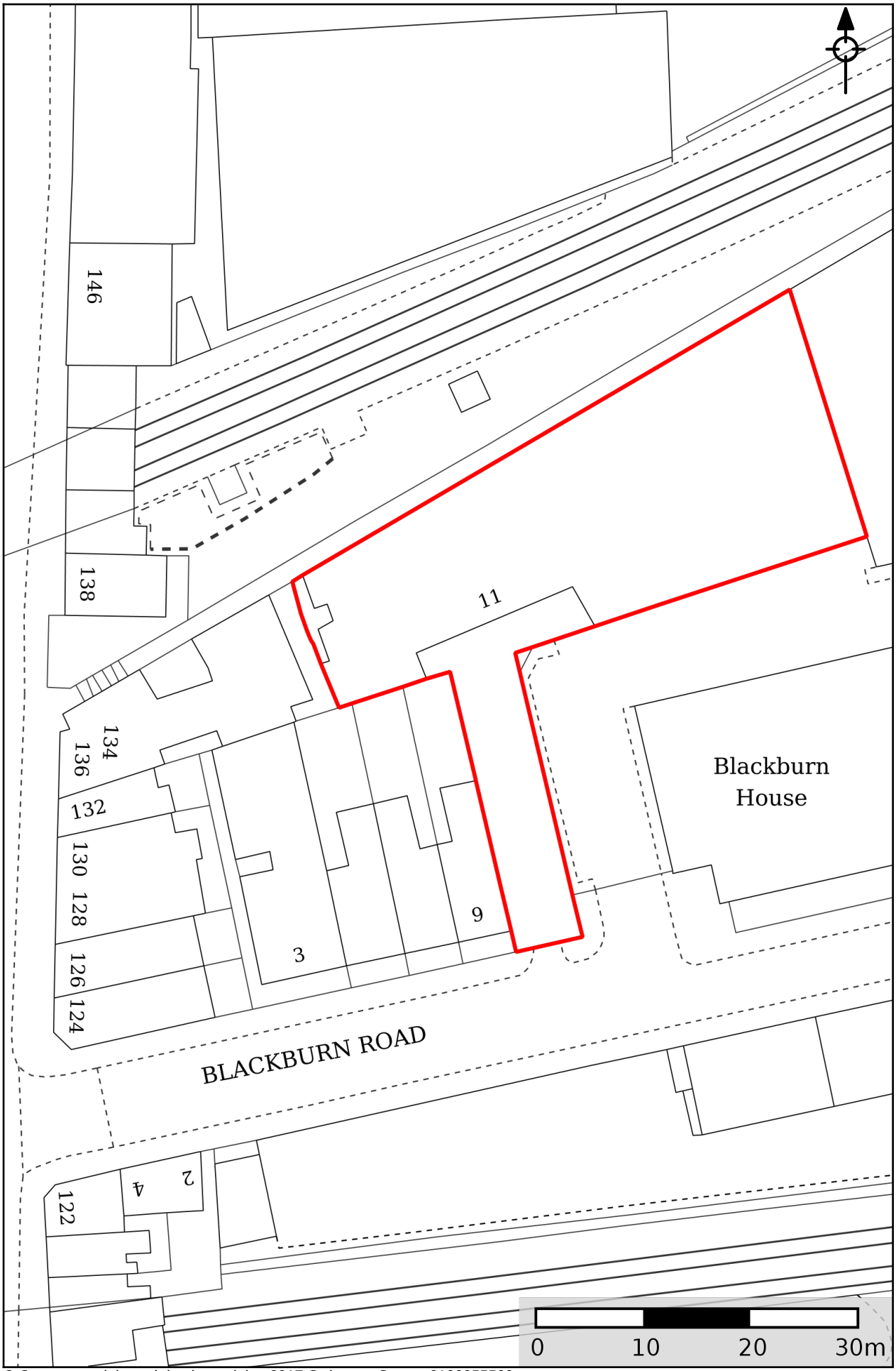
These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All rental and prices are quoted exclusive of VAT. Generated on 15/01/2026



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