

246-254 EDGWARE ROAD LONDON, W2 1DS

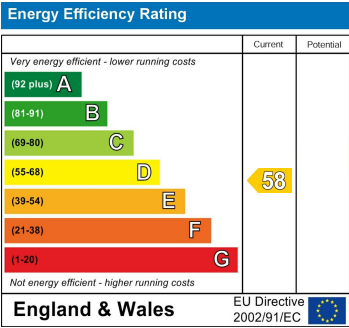
£21,000,000
FREEHOLD

Nestled in the vibrant area of Edgware Road, London, this remarkable mixed-use investment opportunity presents a unique prospect for discerning buyers. The property boasts an impressive 44 en suite bedrooms, making it an ideal choice for those seeking to capitalise on the thriving rental market. With a generous total area of 1,361 square feet in office space, this unit is well-equipped to accommodate a variety of uses.

In addition to the extensive residential accommodation, the property features a substantial office space, providing flexibility for business operations or further development. The retail unit, currently let to Coffee Island Ltd, adds an attractive income stream, enhancing the overall investment potential.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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