



PORTOBELLO LOFTS PORTOBELLO DOCK 328 KENSAL ROAD LONDON W10 5BZ

Recently completed high specification new build development overlooking the grand union canal.

Twelve apartments over ground to fifth floors and ten parking spaces set behind electronic gates.

Within the Portobello Dock mixed use development on the site of the old Virgin headquarters.

ERV on residential units equals £431,340 equating to a 4% gross yield on purchase.

Leasehold (999 years from 2008) - POA

PORTOBELLO LOFTS PORTOBELLO DOCK 328 KENSAL ROAD LONDON W10 5BZ

Portobello Lofts is a recently completed high specification new build development overlooking the grand union canal and located within the Portobello Dock regeneration area. The property comprises twelve apartments over ground to fifth floors and ten parking spaces. The building is currently configured to provide two studio apartments, six two bedroom apartments and four three bedroom apartments. All of the two and three bedroom apartments have en-suite bathrooms and the majority of the apartments have outside space. The penthouse apartment benefits from a very large triple aspect wrap around terrace.

The building is set behind electronic gates with an interlinking bridge over the canal and was designed to compliment a mixed use scheme set around a large cobbled courtyard area surrounding the canal basin. It is safe to assume that this area will be utilised by a high profile restaurateur, which, once finalised, will significantly raise the profile of the scheme and the surrounding area.

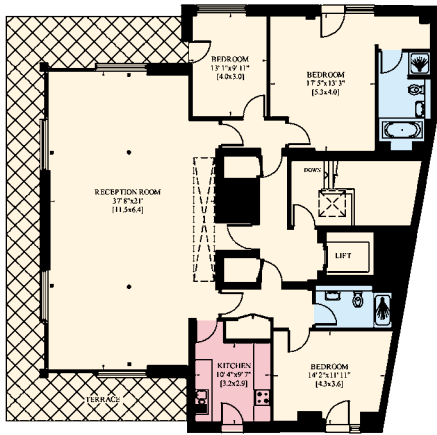
Portobello Lofts is located on Kensal Road, to the north of Ladbrooke Grove and south of Harrow Road. The Portobello Dock development was created by Derwent London as part of the extensive redevelopment of the former Virgin headquarters. Transport links to the property include Kensal Green underground station (Bakerloo Line) which is only 0.7 miles away and Kensal Rise national rail station just 0.8 miles away.



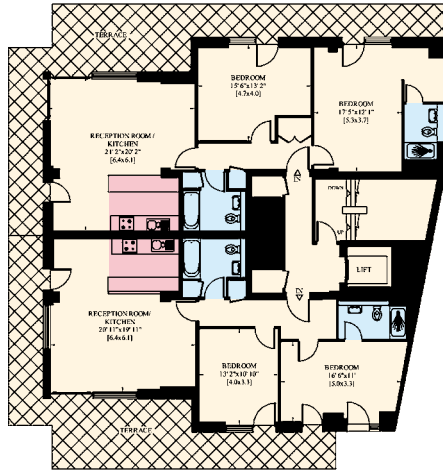
Flat Number	Floor	Beds	Baths	SqFt	Outside Space	ERV PA
*1	G	2	2	1,581	Patio	35,100
2	1st	3	2	1,115		36,400
3	1st	2	2	1,020		35,360
4	2nd	3	2	1,222		37,440
5	2nd	Studio	1	427		16,640
6	2nd	2	2	1,027	Terrace	35,360
7	3rd	3	2	1,224	Terrace	36,400
8	3rd	Studio	1	427	Terrace	16,640
9	3rd	2	2	1,021	Terrace	39,000
10	4th	2	2	1,035	Large terrace	39,000
11	4th	2	2	948	Large terrace	39,000
12	Penthouse	3	2	1,683	Large terrace	65,000
						431,340

*Flat 1 is currently being completed to the same standard as the remaining units

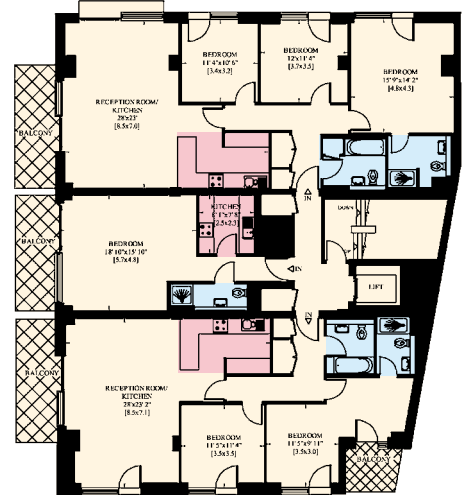
GROSS INTERNAL AREA
1,460 SQ METRES 15,720 SQ FEET



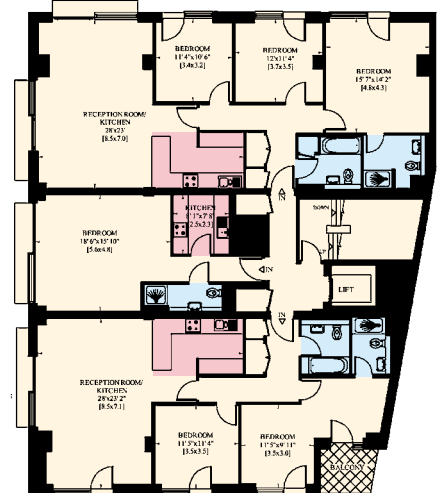
FIFTH FLOOR



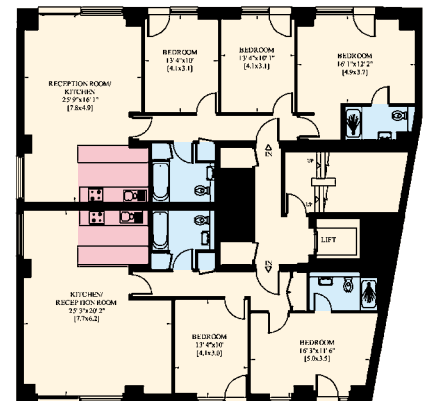
FOURTH FLOOR



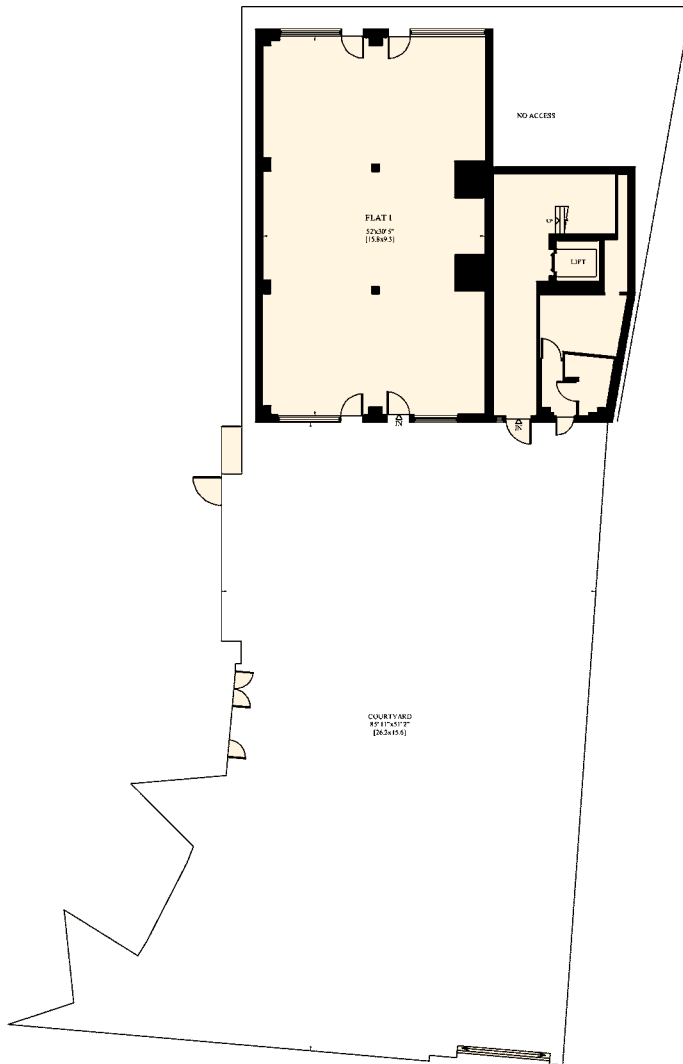
THIRD FLOOR



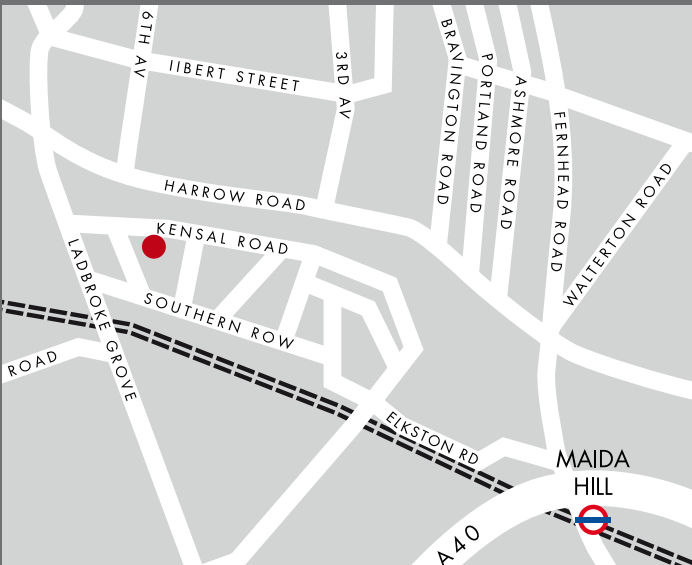
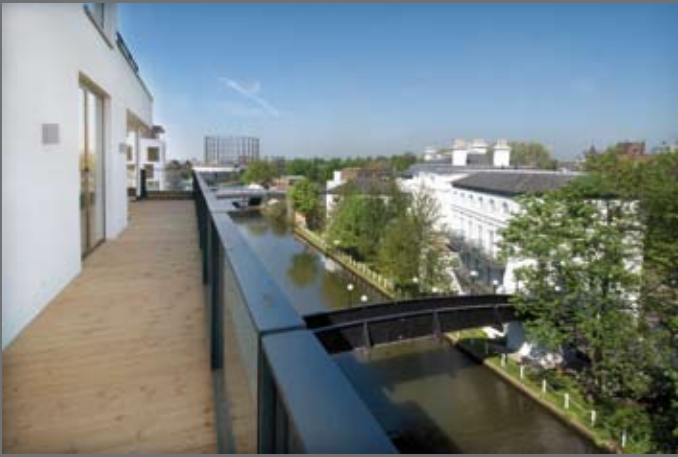
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



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IMPORTANT NOTICE We wish to advise prospective purchasers that these sales particulars are believed to be correct, but their accuracy is in no way guaranteed, nor do they form part of any contract. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Measurements are approximate. 231527

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