

Waldo Works

Kensal Green NW10

Building from the bottom up – a whole warehouse to make your own...



- Development Plot
- Ground Floor
- Period
- Terraced
- Unmodernised decoration
- 1,755 sq ft/ 163 sq m
- London Borough of Hammersmith & Fulham
- Freehold
- Guide Price £2.35 million

It was the late American architect Louis Khan who said “even a brick wants to be something” and that “something” is entirely down to the individual. We all have our own ideas of how we would like our home to look and feel, but only a few of us will ever enjoy the opportunity to create it. What is being offered is a very rare opportunity to purchase this former warehouse which offers exceptional lateral space currently presented as a shell; four walls and an unloved roof - in short, a wreck! The perfect backdrop to what could be an utterly dramatic residential conversion.



TOP & BOTTOM Front Elevation

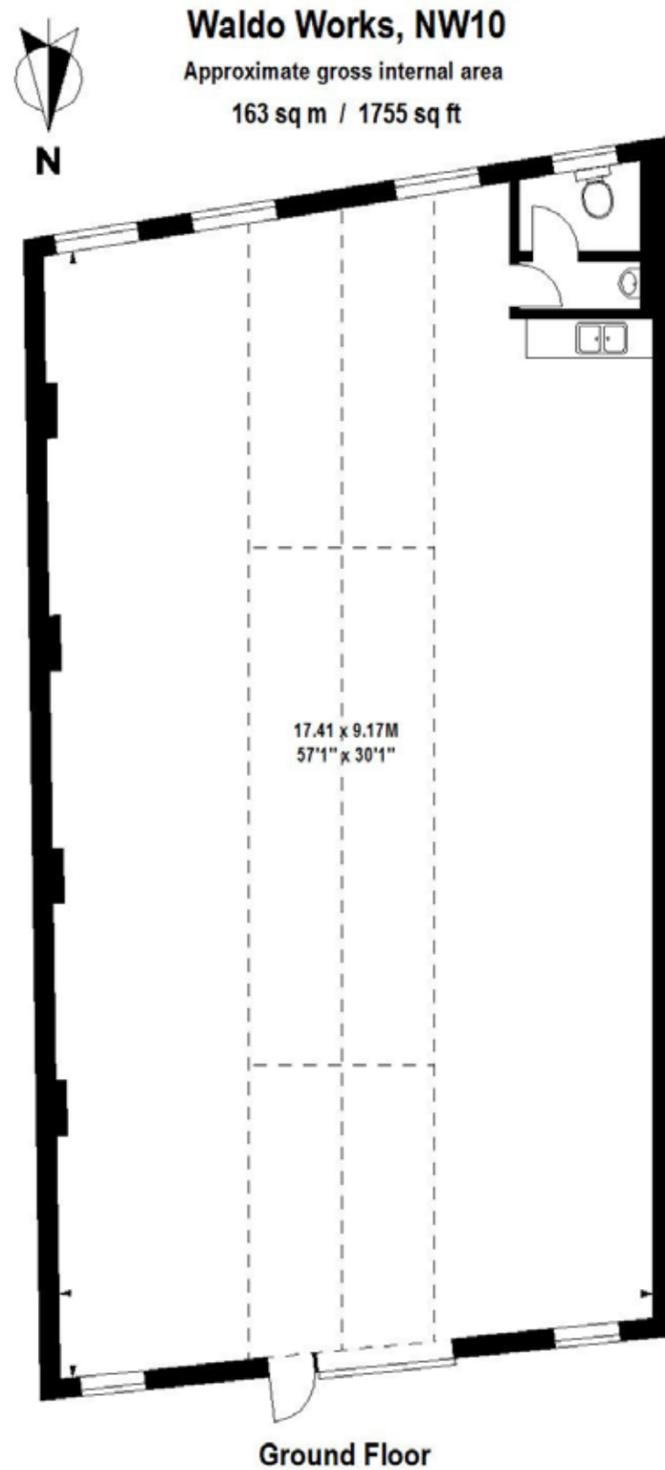
Change of use has been granted by Hammersmith & Fulham and planning permission is in the process of being sought to significantly extend and convert the space into three loft-style apartments. A few units on the street are currently arranged as a single dwelling. So whether ultimately converted into three or kept as a single home and extended the possibilities are endless.



TOP and BOTTOM Reception Room

Waldo Road is part of College Park, a small group of streets located close to Kensal Green and Ladbroke Grove. The house is a stone's throw from Wormwood Scrubs, 200 acres of common land (referred to locally as The Scrubs) which in former times was the unofficial London duelling ground – fantastic bit of history! Kensal Green Underground [Bakerloo line] and Overground stations are less than a ten minute walk with Notting Hill, Portobello Road and Golborne Road also easily accessible from the area.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Crayson and no guarantee as to their operating ability or their efficiency can be given.