6 Craven Park, Harlesden, London NW10 8SY



Situation

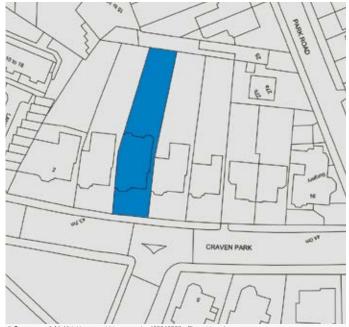
Located close to the junction with Craven Park Road in this popular suburb some 5 miles north-west of central London and within walking distance to a diverse array of shops, bars and restaurants. There are good transport links with Harlesden Underground (Bakerloo) and Overground Stations only a ½ mile distant and Willesden Junction Station less than 1 mile away, both of which provide links to London Paddington in under 15 minutes. In addition, Brent Cross Shopping Centre and the M1 (Junction 1) are only 4 miles distant via the North Circular Road (A406).

Property

A prominent detached double fronted Victorian property with D1 Use comprising a former medical drop-in centre with internal and separate side access to ancillary offices on the the first and second floors.

The property includes uPVC double glazing and gas central heating as well as a gated front paved courtyard for parking 2/3 cars together with a Rear Garden.

Note: D1 Use (Non-residential institutions) includes clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court and non-residential education & training centres.

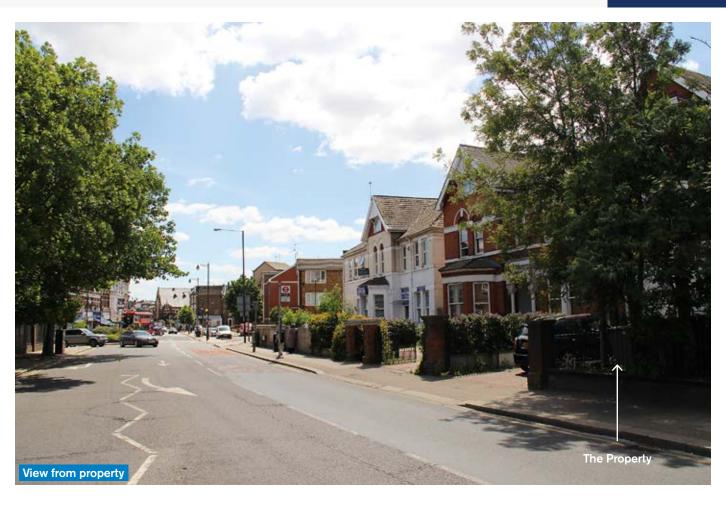


Vacant 3,815 sq ft Building with Planning for Clinic & 3 Flats

Joint Auctioneers
Burlington Green Partners
Tel: 020 7434 8780 Ref: Adam Velleman
Email: adam@burlingtongreen.co.uk

Vendor's Solicitors Gordons Solicitors Tel: 01628 646 589 Ref: Keith Gordon Email: keithg@gordons-law.co.uk

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Accommodation

Ground Floor

GIA Approx. 1,871 sq ft

First Floor

GIA Approx. 1,110 sq ft

Second Floor

GIA Approx. 834 sq ft

Total GIA Approx. 3,815 sq ft

VAT is NOT applicable to this Lot

Freehold offered with Vacant Possession

Planning

Planning Permission was granted on 27th December 2017 by Brent Council for 'Creation of basement with front and rear lightwells in association with ground floor to provide health clinic (Use Class D1) and conversion of first and second floors into 3 self contained flats $(1 \times \text{studio} \text{ and } 2 \times 1 \text{ bed})$ – Application No. 17/4590.

Planning Permission and Plans available from the Auctioneers.

We understand the scheme would increase the total GIA to:

• Ground Floor/Basement (D1 Use): Approx. 3,853 sq ft

• First Floor (Residential):

 $1 \times \text{Studio Flat:}$ Approx. 484 sq ft $1 \times 1 \text{ Bed Flat:}$ Approx. 549 sq ft

Second Floor (Residential):

1 × 1 Bed Flat: Approx. 872 sq ft

Total GIA Approx. 5,753 sq ft