



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.



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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

The Surveyors dealing with this property are
Steven Grossman and **Jonathan Ross**

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page



View from property

The Property

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 x studio and 2 x 1 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 x Studio Flat:	Approx. 484 sq ft
1 x 1 Bed Flat:	Approx. 549 sq ft
▪ Second Floor (Residential):	
1 x 1 Bed Flat:	Approx. 872 sq ft
Total GIA	Approx. 5,753 sq ft