



Elegant Freehold Victorian Building For Sale - London NW2

Formerly operated as a medical day care centre

GILMARTIN LEY

**276 Willesden Lane,
Willessden Green,
LONDON, NW2 5RB**



Area

Gross Internal Area: 371 sq.m. (3,993 sq.ft.)

Price

Offers in excess of £1,750,000
subject to contract



Property Description

Three storey late Victorian villa of approximately 371 sq m (3,994 sq ft) occupying a regularly shaped 0.19 acre site, with forecourt parking and private rear garden.

The property was formerly in use as a therapeutic care & training centre for adults with learning difficulties and ancillary administration facilities.

The property maybe suitable for a variety of alternative planning uses and there is some additional development potential, which may be worth further investigation.

- > Site area: 0.19 acres
- > Gross internal area: 371.02 sq.m (3,994 sq.ft)
- > Generous car parking provision - the property is set back circa 18 m (60 ft) from the front boundary
- > Stunning private rear garden
- > Willesden Green London Underground Station (Jubilee Line): 0.25 kilometres (0.15 miles)
- > Only 10 minutes travel time from Willesden Green to Baker Street London Underground Station
- > Planning: currently D1 Use but may be suitable for a variety of alternative uses

Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground Floor	176.93	1,904	
First Floor Rear	31.82	342	
First Floor Front	80.93	871	
Second Floor	81.34	875	



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Property Location

The property is located on the north side of Willesden Lane just east of its intersection with Lydford Road in a good residential area of Willesden Green. Willesden Lane forms part of the A4003 and runs south-east from the intersection of High Road/Walm Lane (A407).

The area is very well served for communications. The property is within 0.25 kilometres (0.15 miles) distance of Willesden Green London Underground Station (Jubilee Line - Zone 2).

There are numerous bus services operating in the immediate vicinity and there is a bus stop directly outside the subject property.

There are good local shops nearby in High Road and the area is well regarded and well served for urban amenities.

Service Charge p.a.

n/a

Terms

Freehold for sale with vacant possession.

Legal Fees:

Each party is to bear its own legal fees

Local Authority:

London Borough of Brent

Viewings:

By prior appointment with Gilmartin Ley, telephone 020 8882 0111

Further information at:

<http://www.gilmartinley.co.uk/properties/24856>

TFL check
Highways search
Chancel check
Transport for London
Site Solutions
Drainage and water enquiry search
Highways search
Chancel check
Offer Requirements
Draft Transfer
CPSE 1
Draft Sale Contract
Energy performance certificate
Title Plan
Title Register
Ground Floor Plan
First Floor Plan
Second Floor Plan
Rear Elevation

Last Updated:

31 Oct 2016

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Our ref: 24856

Property Investment and Development Consultants
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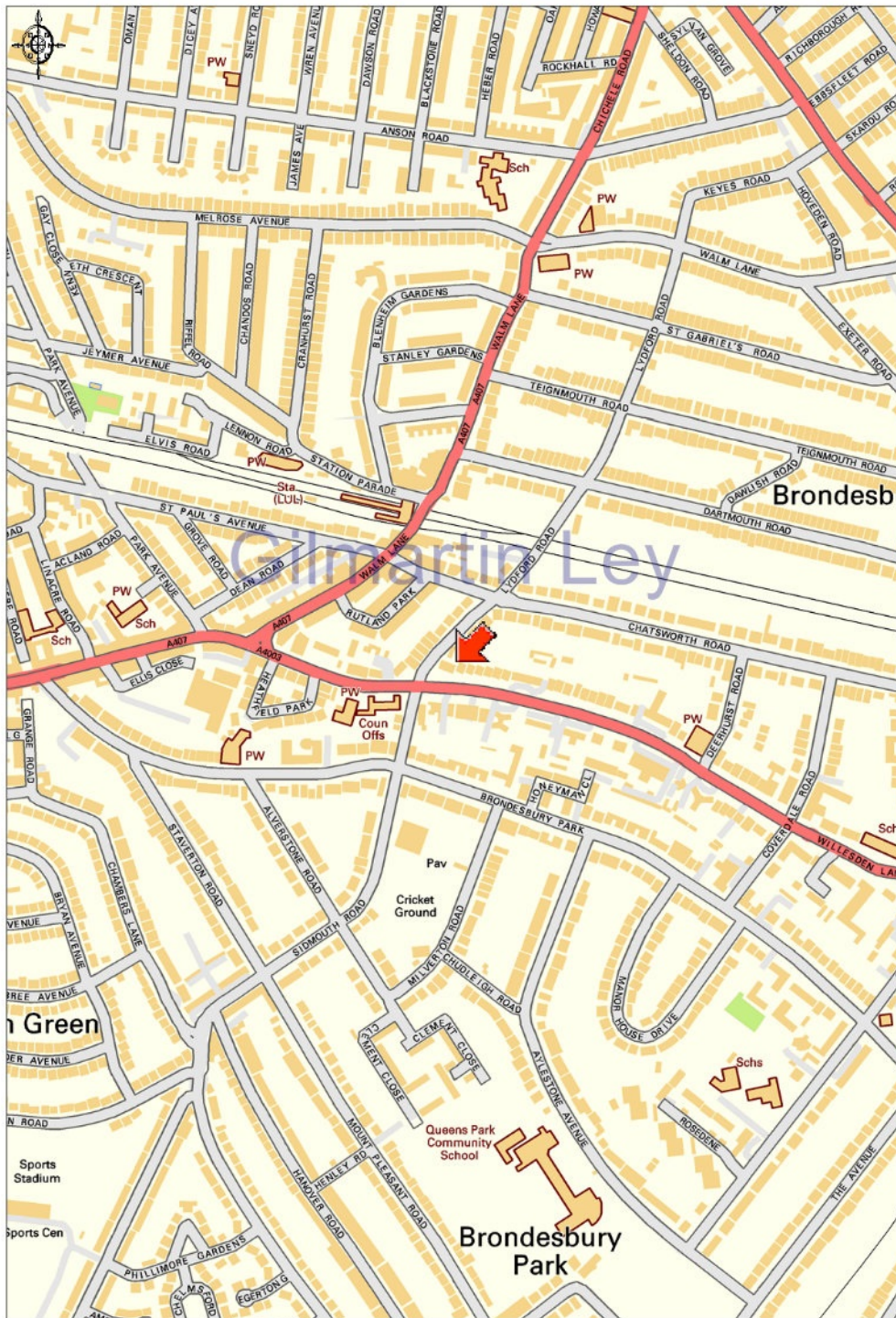


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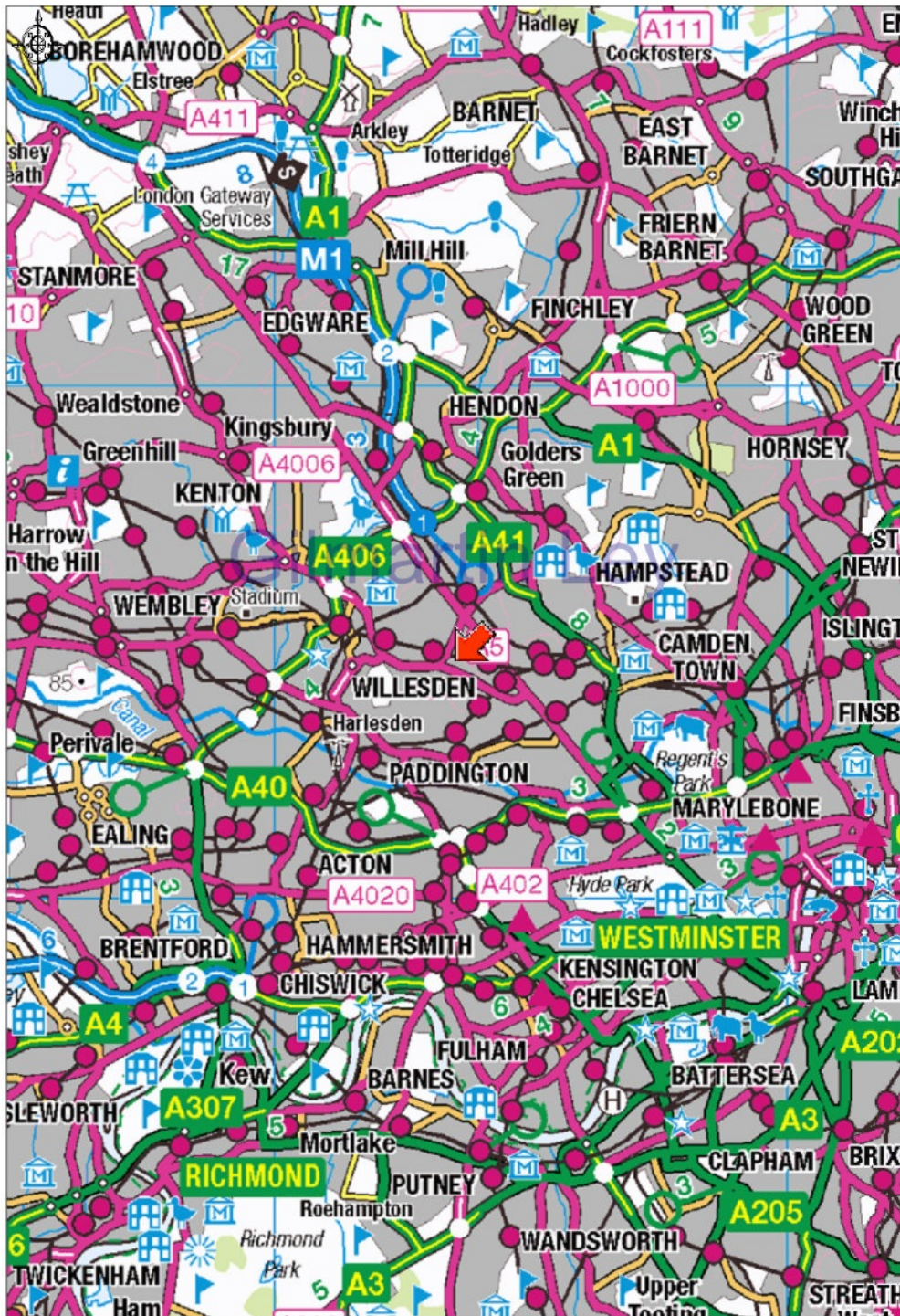


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