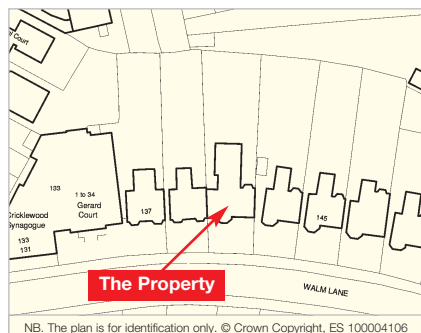


London NW2

141 Walm Lane, Willesden Green NW2 3AU

- **A Freehold Detached Three Storey Nursing Home (C2 Use)**
- Off-Street Parking and Rear Garden
- Possible Potential for Residential Conversion/Redevelopment subject to obtaining all necessary consents
- GIA Approximately 529.8 sq m (5,703 sq ft)

Vacant Possession



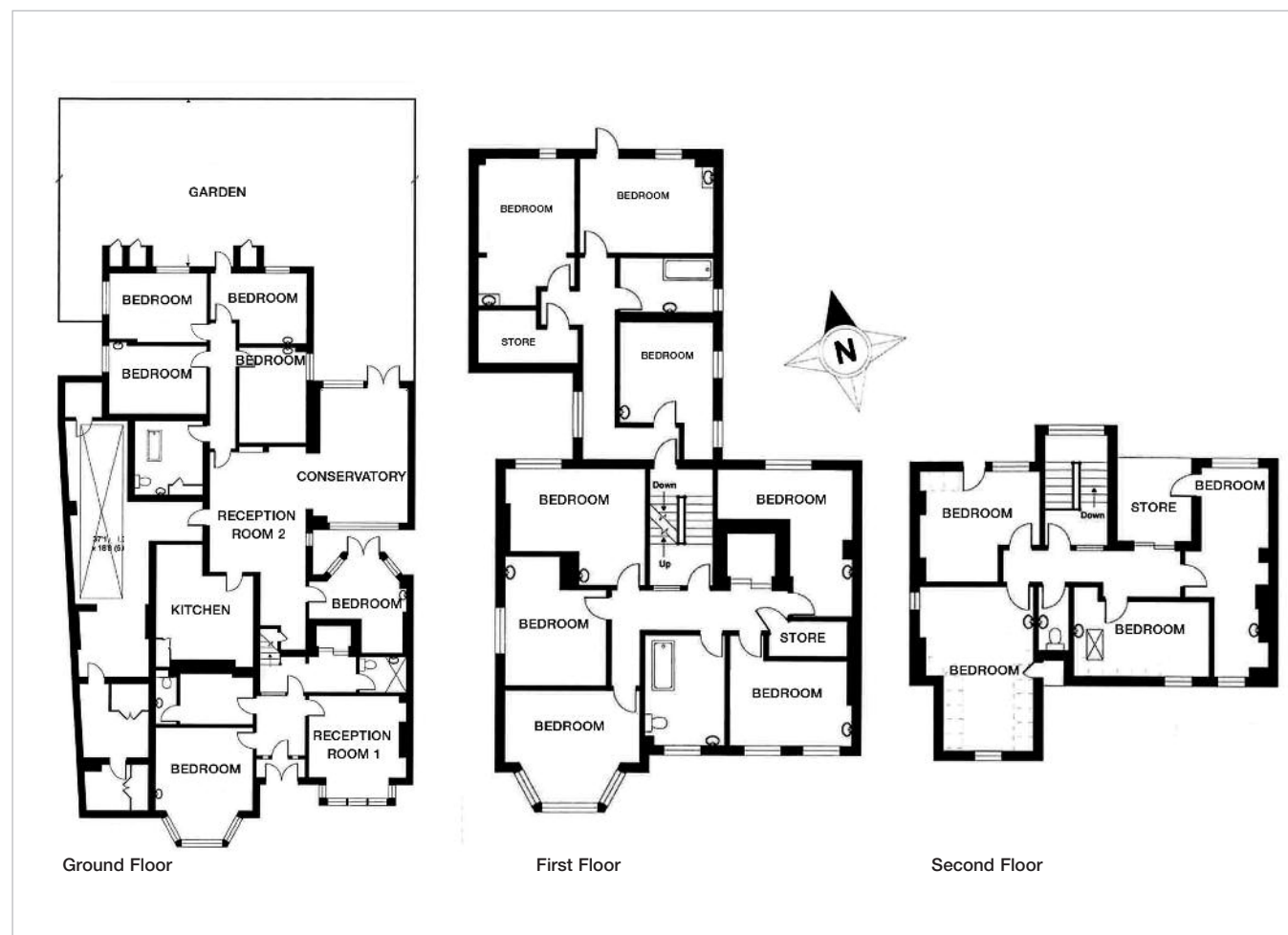
To View

The property will be open for viewing every Tuesday and Thursday before the auction between 12.00 noon – 1.00 p.m.

Seller's Solicitor

Messrs Bloomsbury Law (Ref: IA).
Tel: 0207 998 7777.
Email: imran.ahmad@bloomsbury-law.com

VACANT – Freehold Building



Tenure

Freehold.

Location

Walm Lane is located off Cricklewood Broadway (A5) which in turn runs into Shoot up Hill. The property itself is situated on the north side of Walm Lane between its junctions with Chichele Road and Keyes Road. Local shops and amenities are available in Willesden Green with Jubilee Line Underground services running from Willesden Green Station. The further shopping facilities of the Brent Cross Shopping Centre are also within reach.

Description

The property comprises a detached building arranged over ground and two upper floors beneath a pitched roof. The property is currently arranged to provide nursing home accommodation (C2 Use). Externally there is off-street parking to the front and a generous rear garden.

Accommodation

Ground Floor – Three Reception Rooms, Conservatory, Kitchen, Six Bedrooms, Two Offices

First Floor – Eight Bedrooms, Two Bathrooms, Two Stores

Second Floor – Four Bedrooms, Store, Separate WC/wash basin

The property was not measured by Allsop, we are informed by the Vendor that the property extends (GIA) to approximately 529.8 sq m (5,703 sq ft)

Planning

Local Planning Authority: London Borough of Brent.
Tel: 0208 937 4972.

The property may afford potential for residential conversion/redevelopment, subject to obtaining all necessary consents.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.



Rear Elevation



Front Elevation to Walm Lane