

# **London NW2** **39 Waterloo Road,** **Dollis Hill** **NW2 7TT**

- **A Freehold Site extending to Approximately 0.124 Hectares (0.307 Acres)**
  - Occupied by an Office Building extending (GIA) to Approximately 1,240 sq m (13,346 sq ft)
  - **Prior Approval granted for Change of Use to Residential (11 x Two Bedroom Flats)**
  - Approved GIA Approximately 1,240 sq m (13,347 sq ft)
- ## **Vacant Possession**

**Seller's Solicitor**  
Messrs Memery Crystal LLP  
(Ref: Daniel Abrahams).  
Tel: 0207 242 5905.  
Email: daniel.abrahams@memerycrystal.com

**VACANT – Freehold Site with Prior Approval**



NB. The plan is for identification only. © Crown Copyright, ES 100004106

**Tenure**  
Freehold.

**Location**  
The property is located on the east side of Waterloo Road, almost opposite its junction with Ballards Lane in Dollis Hill, a largely residential suburb of North London. Waterloo Road runs north-south between the North Circular Road (A406) and Crest Road. Road communications are excellent, with the A5 linking to central London and the intersection of the North Circular Road and Junction 1 of the M1 Motorway being within a few minutes' drive. Brent Cross Shopping Centre is less than a mile away. Gladstone Park offers open space some 0.7 miles to the south. Cricklewood Station provides Rail services with Underground connections being available from Dollis Hill, Neasden, Willesden Green and Brent Cross Stations.

**Description**  
The property comprises a broadly rectangular site which is occupied by a two storey office building arranged beneath a pitched roof. Access is from Waterloo Road via a forecourt to the west of the building.

**Accommodation**  
Ground Floor (GIA) 640 sq m (6,888 sq ft)  
First Floor (GIA) 600 sq m (6,458 sq ft)  
Total (GIA) 1,240 sq m (13,346 sq ft)

Forecourt 45 sq m (484 sq ft)

Site 0.124 Hectares (0.307 Acres)



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**Planning**  
Local Planning Authority: Brent Council.  
The property is offered with the benefit of prior approval (Ref: 17/3698) dated 6th November 2017 for "change of use of the building from offices (Use Class B1A) into residential units (Use Class C3) involving the creation of 11 self-contained flats (11 x two bedroom flats)". The approved scheme will provide the accommodation set out in the below schedule.

Flat	Floor	Accommodation	NIA sq m	NIA sq ft
Apartment 1	Ground	Two Bedroom Accommodation	52.00 sq m	560 sq ft
Apartment 2	Ground	Two Bedroom Accommodation	102.00 sq m	1,098 sq ft
Apartment 3	Ground	Two Bedroom Accommodation	52.00 sq m	560 sq ft
Apartment 4	Ground	Two Bedroom Accommodation	52.00 sq m	560 sq ft
Apartment 5	First	Two Bedroom Accommodation	90.00 sq m	969 sq ft
Apartment 6	First	Two Bedroom Accommodation	84.00 sq m	904 sq ft
Apartment 7	First	Two Bedroom Accommodation	61.00 sq m	657 sq ft
Apartment 8	First	Two Bedroom Accommodation	57.00 sq m	614 sq ft
Apartment 9	First	Two Bedroom Accommodation	84.00 sq m	904 sq ft
Apartment 10	First	Two Bedroom Accommodation	82.00 sq m	883 sq ft
Apartment 11	First	Two Bedroom Accommodation	56.00 sq m	603 sq ft
Total NIA			772.00 sq m	(8,310 sq ft)
Total GIA			1,240.00 sq m	(13,347 sq ft)

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**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.

