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## WINKLEY CLOSE, KENTON, HA3 9QW



- **POTENTIAL DEVELOPMENT SITE**
- **CURRENTLY USE CLASS F (COMMUNITY HALL)**
- **EXCELLENT LOCATION**
- **£475,000 FREEHOLD**

### LOCATION

The property is ideally situated in a very convenient location with access to Kenton Road and adjoining Kingsbury Station. The premises has been operating as a Scouts Hall for over 20 Years.

### DESCRIPTION

The property is in Class F but is ideal for a number of uses including Light-industrial, Medical, Educational, Religious or for redevelopment. All subject to planning. There is a double garage that can be used for parking or storage.

Please see attached Land Registry plan with the Property edged red.

### ACCOMMODATION

Ground Floor	2091 sq ft
Double Garage	400 sq ft

### AMENITIES

- Private Driveway
- Electric Central Heating (not tested)
- Kitchen Facilities
- WCs
- Large open yard for parking or open air storage.

### GUIDE PRICE

£475,000 Freehold with vacant possession

### RATE

Our enquiries show that the premises are assessed for rating purposes as follows:-

Rateable value £6,500

For verification purposes, prospective occupiers are advised to make their own enquiries as to the rates payable.

### LEGAL COSTS

Each party to bear their own legal costs.

### VIEWING

Strictly by appointment through VDBM on 01923 845222

# H. M. LAND REGISTRY GENERAL MAP

GREATER LONDON

MIDDLESEX

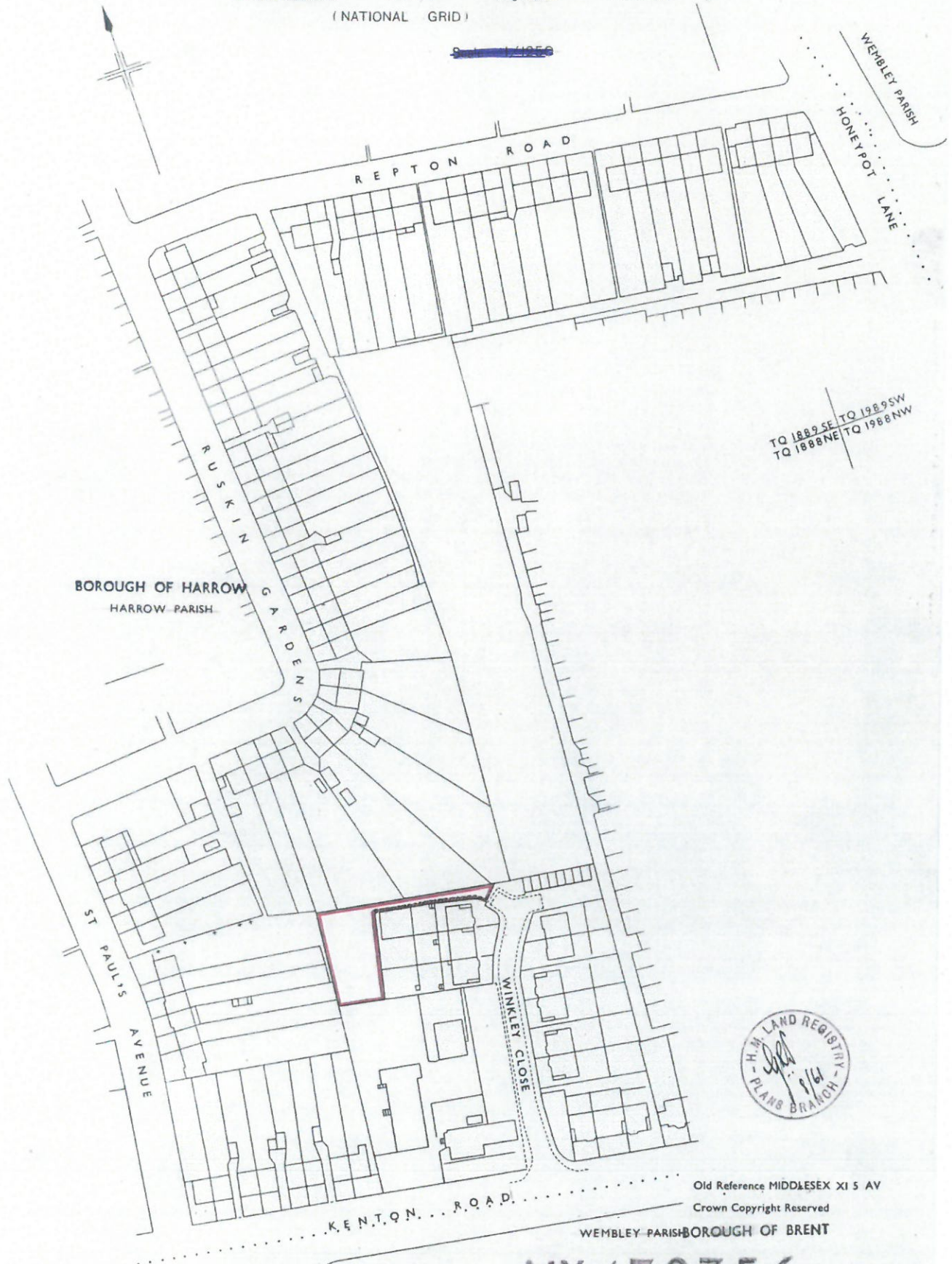
SHEET

TQ1888

SECTION

J

(NATIONAL GRID)



Filed Plan of Title No. **MX430356**

This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 27 October 2021 at 13:01:38. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

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