

96-98 Shoot Up Hill
Cricklewood
London,
NW2 3XJ

FOR SALE

**Offers in excess of
£3,250,000**

Located on Shoot Up Hill (A5) in Cricklewood. Close to the junction of Cricklewood Broadway, Walm Lane and Manstone Road.

Kilburn Underground Station (Jubilee) and Cricklewood Train Station (Thameslink) are both a short walk away.



Cricklewood



Paul Simon Seaton
Commercial & Investment

www.psscommercial.com

Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN

0208 800 4321

info@psscommercial.com

Description

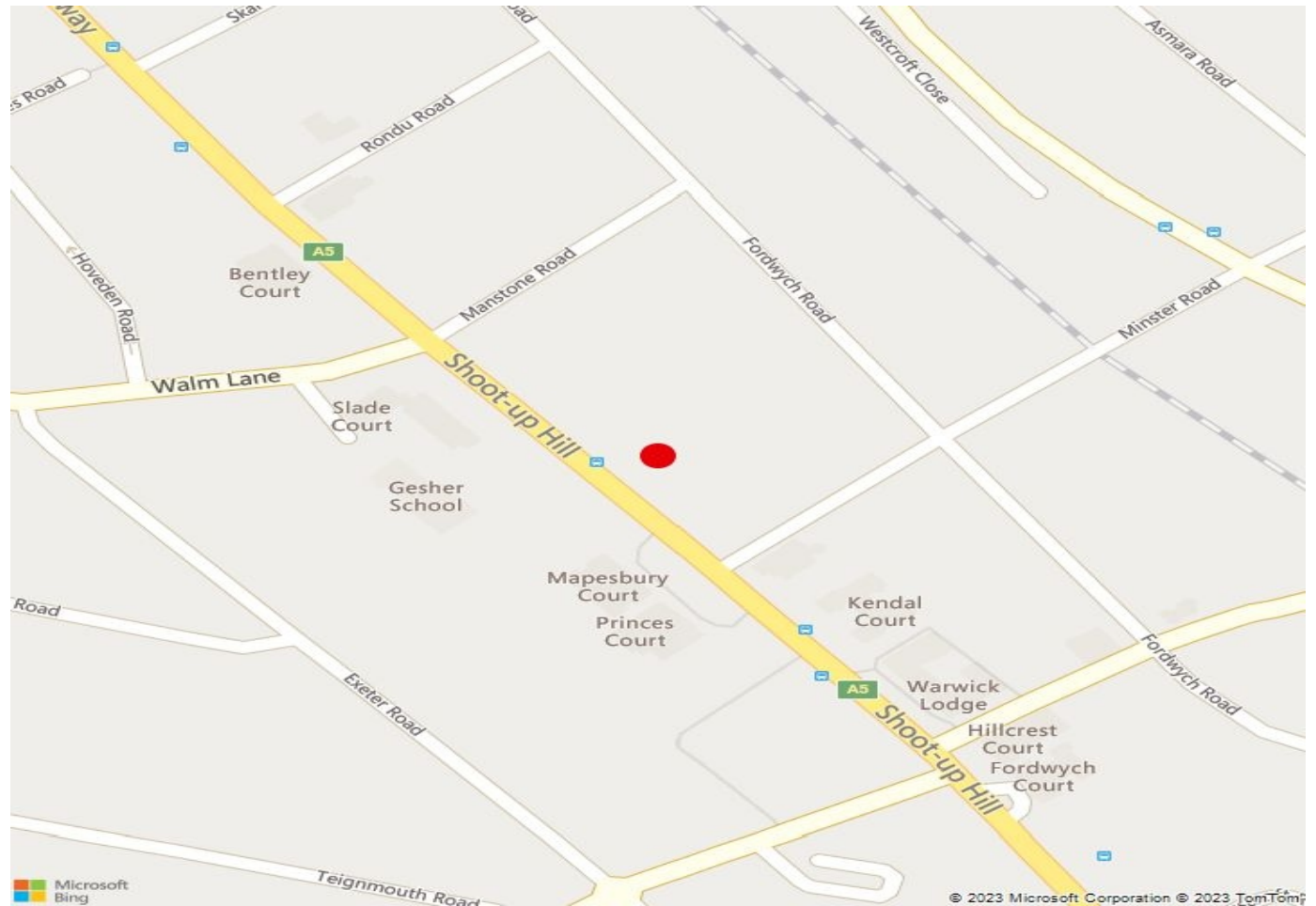
Former Day Care facility (formerly D1).

The property comprises two linked former detached houses extending to approximately 6,986 sq. ft. G.I.A. approx.

The property has been altered and extended over the years, including the addition of a glazed entrance porch and a relatively large non-original two-storey rear extension. Internally, the property is divided into multiple rooms and includes kitchen and bathroom facilities. The property also has two staircases and a lift.

The site includes a hard surfaced driveway to the front of the property, providing a separate entrance and exit for vehicle access and off street car parking. The property benefits from a large rear garden, which includes several mature trees. There is also a detached brick built boiler room to the rear.

Certificate of Lawfulness has been gained under reference 2021/4154/P for the change of use to 9 residential units.



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Price

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Tenure

Freehold

Costs

Each side to be responsible for their own legal costs

Rates

Please refer to the Local Authority for more information on rates

EPC

The property has an EPC rating of B.

VAT

Under the Finance Acts 1989 and 1997 VAT may be levied on the purchase price. We recommend that the prospective buyers establish the VAT implications before entering into any agreement.

Viewing

Via the owners sole agents PSS Commercial.

N.B. Paul Simon Seaton have been provided with these particulars by the client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the property is suitable for the use that they require it and the apparatus, fixtures and fittings included in the contract are both working and fit for purpose.



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