

FOR SALE

58 GREENFORD AVENUE, LONDON, W7 1LL



REFERENCE: AMP3963

- FORMER PLACE OF WORSHIP WITH EXTERNAL BUILDING TO THE REAR
- CURRENTLY BENEFITING FROM F1 (FORMERLY D1) USE - SUITABLE FOR RELIGIOUS/EDUCATIONAL USE
- APPROXIMATELY 3,125 SQ. FT
- DEVELOPMENT POTENTIAL
- MAIN HALL CAPABLE OF SEATING A CONGREGATION OF 175 WITH SECONDARY ROOMS, WC'S AND KITCHEN FACILITIES
- MAY ALSO BE SUITABLE FOR A WIDE RANGE OF USE - SUBJECT TO NECESSARY CONSENTS
- PARKING/OUTDOOR SPACE DEMISED TO THE REAR OF THE SITE

ALEX MARTIN
COMMERCIAL

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DESCRIPTION

This former Place of Worship is located in the centre of Hanwell and contains a main hall which is capable of seating congregation of 175 people. There is an external building attached to the rear of the site with multiple secondary hall spaces, kitchen, storage and WC facilities.

Demised to the building is a large external area which is accessed by a driveway to the left of the site. This may be useful for parking or a play area.

The layout/use of this building would be suitable for Educational/Religious occupiers and the current site may create some development potential due to the large land to the rear.



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LOCATION

This Church is located on Greenford Avenue in the centre of Hanwell surrounded by many Restaurants, Supermarkets and Parks, including Sainsbury's, Lidl and Waitrose.

Many bus routes cover the area, while also being a stones throw from Hanwell Rail Station which is on the Elizabeth Line providing quick routes into central London. The M4, A40 and M25 are all easily accessible from the location.

Heathrow airport is just a short 20 minute drive away and Ealing Hospital only a 5 minute drive.



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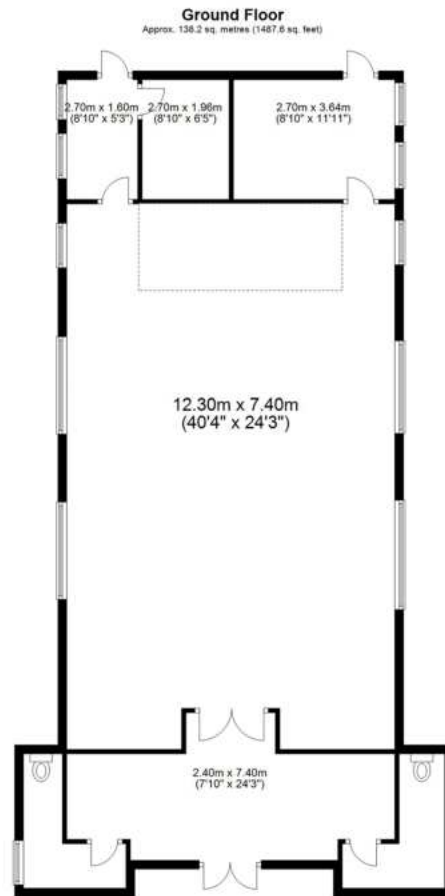
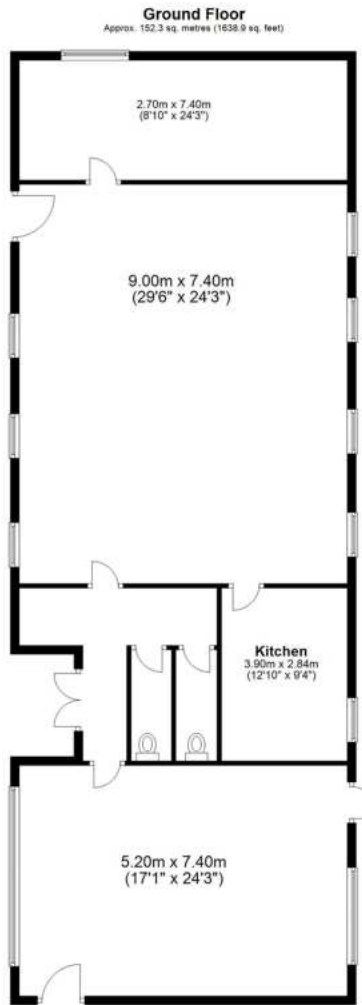
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FLOOR PLAN



ACCOMMODATION

Ground Floor (Front Building) - 1,487 sq. ft

Ground Floor (Rear Building) - 1,638 sq. ft

Total - 3,125 sq. ft

TERMS

Guide Price - £1,000,000

VAT

Not applicable.

VIEWINGS

Strictly by appointment with Alex Martin Commercial.



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FORMER PLACE OF WORSHIP WITH EXTERNAL BUILDING TO THE REAR

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