



## Craven Park

1 Craven Road, London NW10 8RR

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An opportunity to purchase or lease a former care home for continued, alternative, social infrastructure or community and cultural uses in northwest London.

Freehold offered for **£2,435,000**  
Lease offered for **£214,000** per annum

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# Social Infrastructure or Community and Cultural Uses

# Social Infrastructure or Community and Cultural Uses

- The property is available for sale or lease for social infrastructure or community and cultural uses. This covers Use Classes C2, F1, F2, E(d), E(e) and Sui Generis uses:
  - Educational facilities including early years' education, 'primary education, secondary education, special schools, further education and adult learning;
  - Health services including primary and secondary health;
  - Sports / recreation and leisure facilities including swimming pools, sports halls and outdoor sports spaces;
  - Libraries;
  - Religious / Places of worship;
  - Theatres, music, galleries and other cultural space;
  - Community / cultural space, meeting rooms and halls;
  - Specialist/supported housing;
  - Fire stations, ambulance stations, policing and other criminal justice or community safety facilities; and
  - Public houses



# Opportunity Highlights

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An opportunity to purchase or lease a former care home for social infrastructure or community and cultural uses in northwest London.

- The site is available with vacant possession to be purchased or leased.
- Existing building comprises 25 bed former care home.
- 10,230 sq. ft GIA existing area.
- Approx. 0.3-acre site.
- C2 Use Class.
- Redevelopment potential for a variety of social infrastructure or community and cultural uses.
- Transport links within walking distance of the former care home.
- Car parking and small rear garden.



The property is available to purchase or lease.



Site area of c. 0.3 acres.



Northwest London location.



Roadside frontage on Craven Road.



Opportunity for a variety of social infrastructure or community and cultural uses.



Former 25 bed care home with existing floor area of 10,230 sq ft GIA.

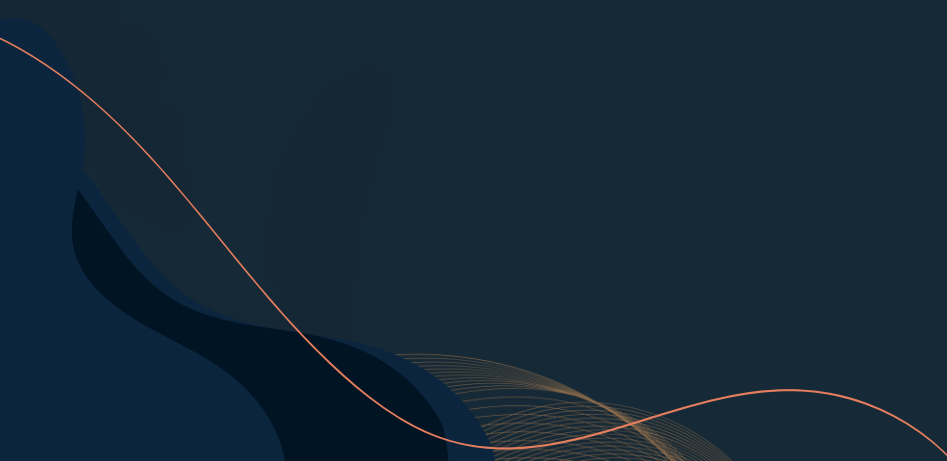


Harlesden underground station located a seven-minute walk from the site.



Near to the amenities of Roundwood Park.

# Location



# Location

**Craven Park, 1 Craven Road, London NW10 8RR**

The property is located in Harlesden, northwest London, circa two miles southeast of Wembley. Harlesden underground station is located within a ten-minute walking distance from the home and provides services via the Bakerloo Line and London Overground.

The home is situated on Craven Road, from where it has direct access and benefits from good roadside frontage. The location on Craven Road is near the junction with Craven Park (A404) which connects northwest to Wembley and southeast to central Harlesden. The home additionally benefits from multiple bus stops located immediately around the property.

The surrounding premises are primarily residential in nature and Roundwood Park is located less than a mile away to the east.



Northwest London location.



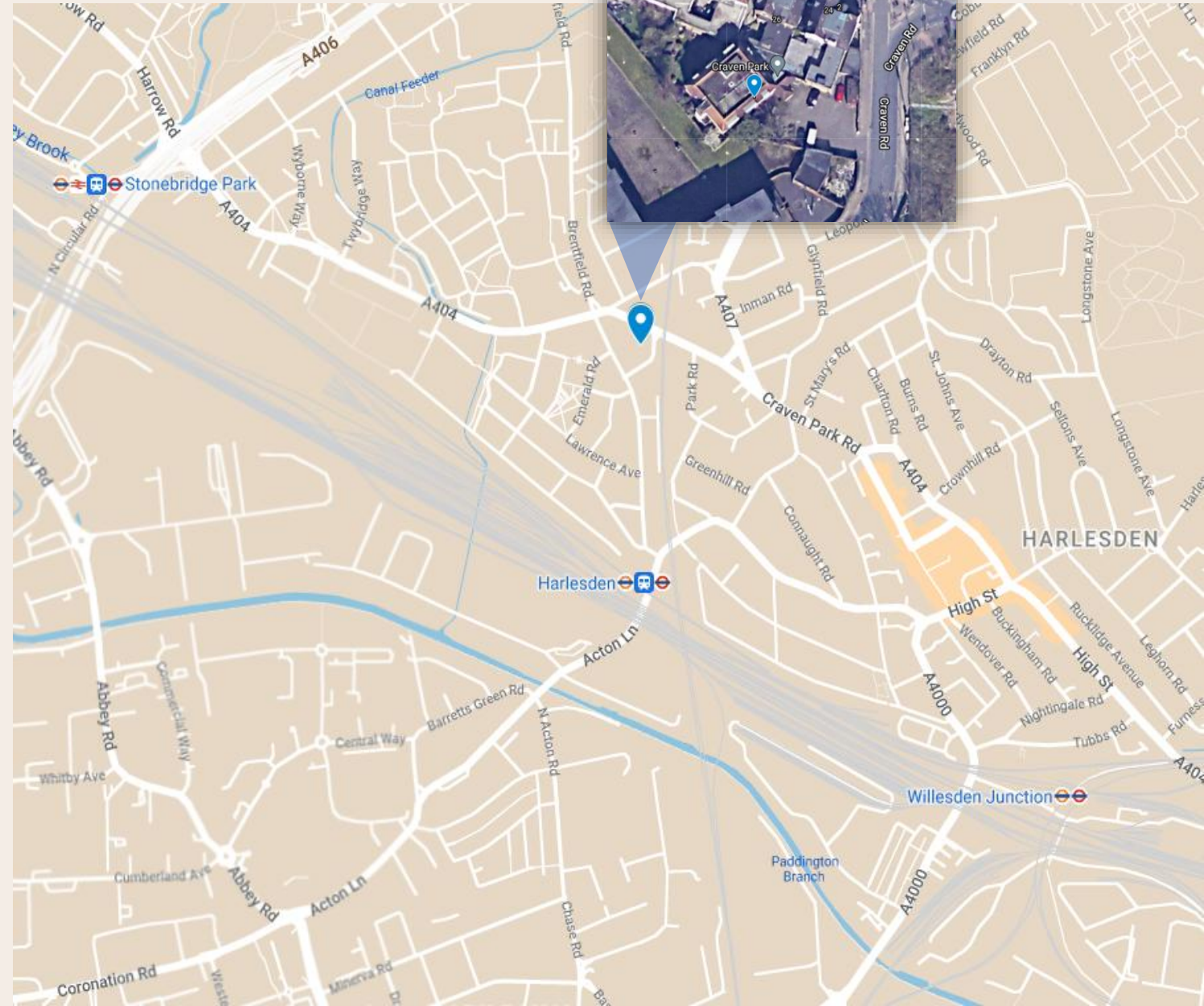
Roadside frontage.



Seven-minute walk from Harlesden underground station.



Near the amenities of Roundwood Park.



# The Property & Site Plan

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Craven Park currently comprises a vacant former 25 bed care home located on Craven Road. The Care Home ceased operation in April 2019 and since then the property has been occupied by guardians under a HMO licence. The home comprises a part converted part older purpose-built facility and is arranged over three floors. The property extends to 10,230 sq. ft GIA and it is on a circa 0.3-acre plot of land.

The home benefits from its location close to Harlesden underground station and its prominent roadside frontage along Craven Road.

There is a small garden to the rear of the property and space for car parking in front at the entrance on Craven Road.

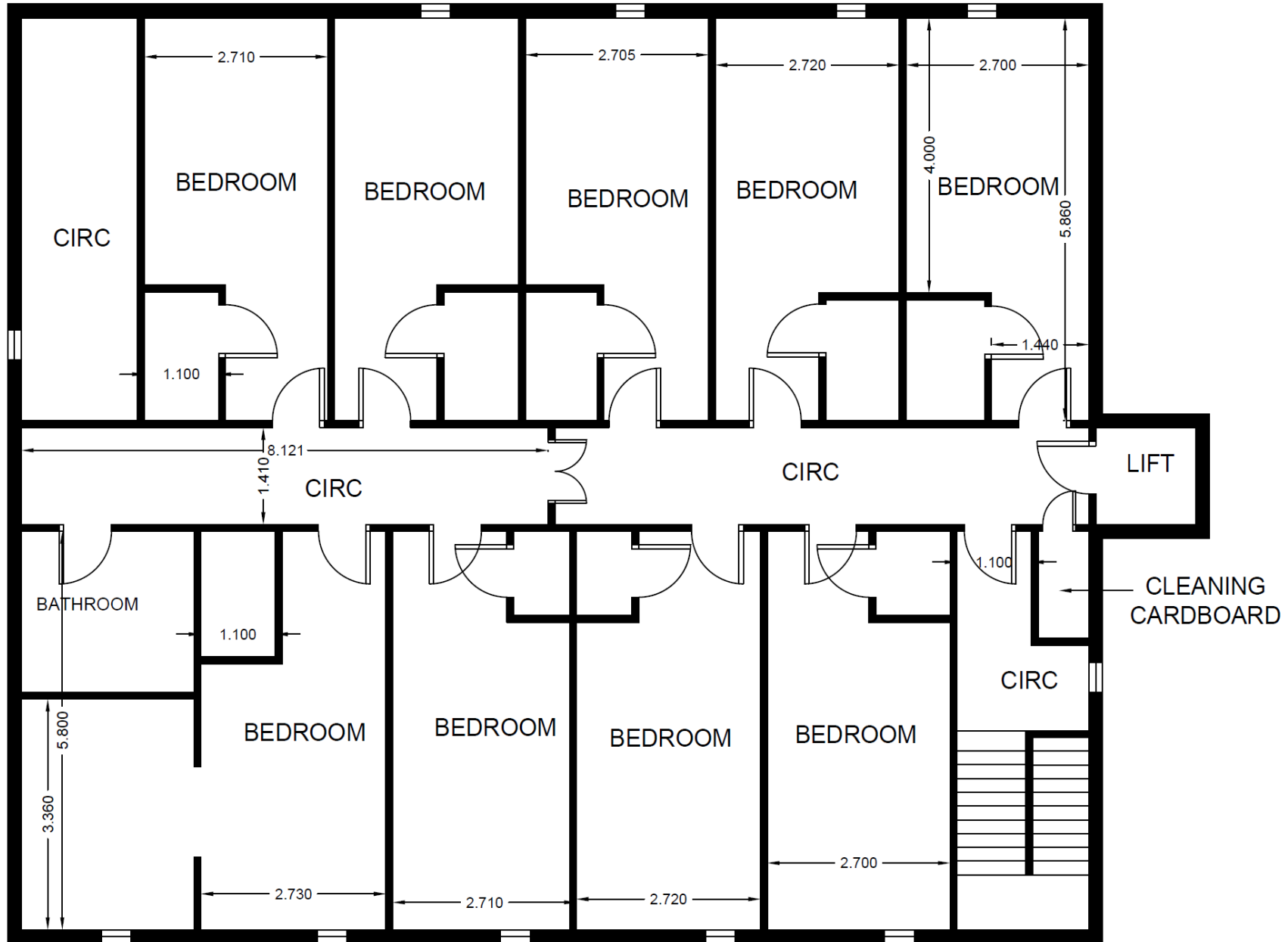
- The site is available to be sold or leased.
- Existing building comprises 25 bed former care home.
- 10,230 sq. ft GIA existing area.
- Approx. 0.3-acre site.
- Current planning consent is C2 Use Class.
- Redevelopment potential for social infrastructure or community and cultural uses.



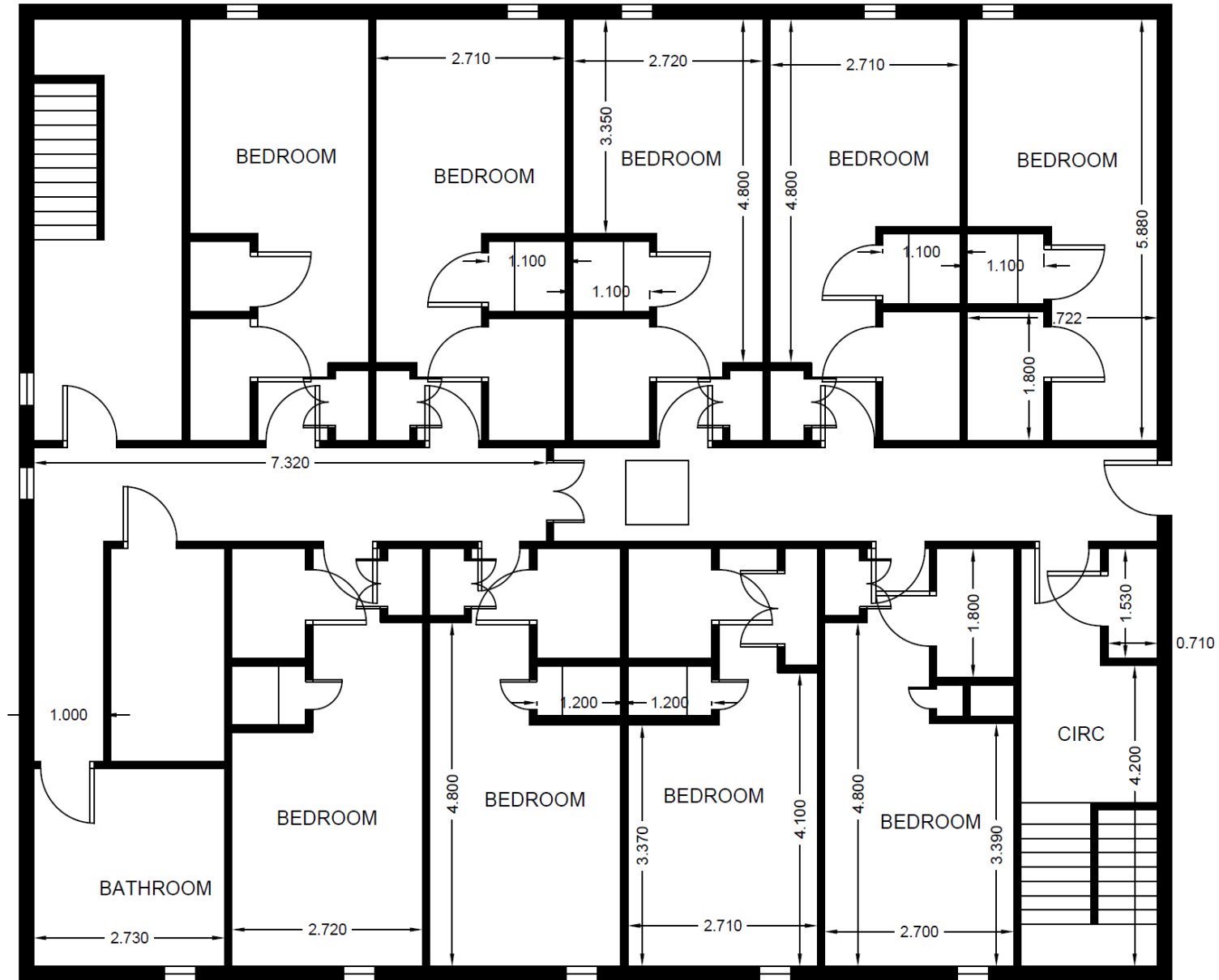
# Floor Plans



# FIRST FLOOR

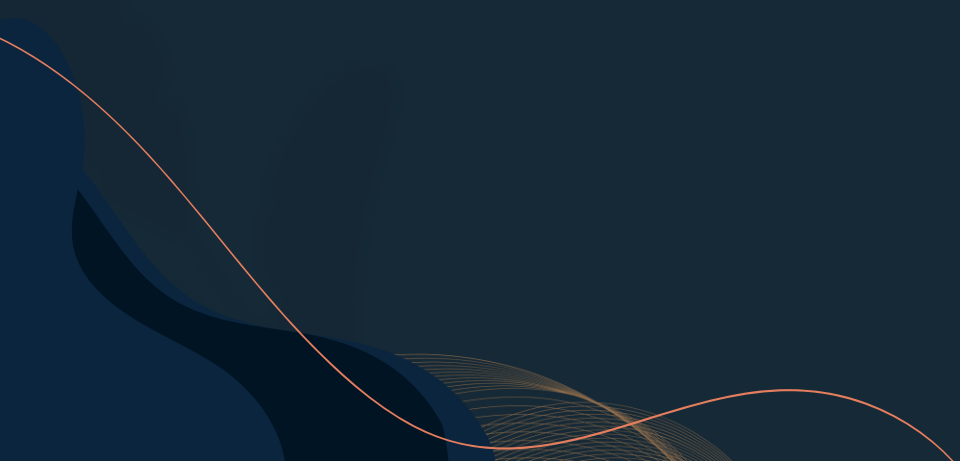


# SECOND FLOOR





# Contact



# Contact

## THE PROPOSAL

The opportunity to purchase or lease a former care home for social infrastructure or community and cultural uses in northwest London.

Offers for the purchase or lease of the property are invited.

All documents can be found uploaded in the Knight Frank data room. All enquiries are to be addressed directly to the Knight Frank team.

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