

Unit 1A, Park Mews

213-215 Kilburn Lane, London W10 4BQ



ChantreyVellacottDFK
CharteredAccountants



On the instructions of Messrs R H Toone and K A Murphy of Chantrey Vellacott DFK, Joint Liquidators to Cramb & Dean (London) Limited

Vacant Self Contained Offices over two floors and adjoining Stores together with three flats sold off on long leases

- 736 sq ft (68 sq m) offices and stores
- Residential parts producing £300.00 per annum
- Good road communications for A404, A5 and A40(M) Westway
- Queen's Park main line and underground Station – quarter of a mile
- Freehold For Sale

**Edward
Symmons**

020 7955 8454

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Situation

The property forms part of a Mews development on the north side of the B413 Kilburn Lane close to the junction with Allington Road.

The location is well served by public transport facilities with Queen’s Park main line (London Euston – 9 minutes) and Underground (Bakerloo line) Station less than a quarter of a mile away whilst a number of bus routes provide a frequent service to the surrounding areas.

Description

No. 1A Park Mews is of a composite brick built construction and comprise of a self contained Office suite over two floors together with adjoining Stores and three Flats.

The offices are arranged over two floors and provide two rooms together with a shower room and wc combined whilst the stores are approached from a side entrance.

The three flats have been sold off on long leases.

Floor Areas

The accommodation has been measured in accordance with the RICS code of measuring practice

Vacant Offices	470 sq ft	43 sq m
Vacant Stores	266 sq ft	25 sq m
Total	736 sq ft	68 sq m

Tenure

Freehold

Tenancies

Flat 1 (title number NGL704427) has been let for a term of 99 years from 24th June 1992 at a ground rent of £100.00 per annum.

Flat 2 (title number NGL699992) has been let for a term of 99 years from 24th June 1992 at a ground rent of £100.00 per annum.

Flat 3 (title number NGL861708) has been let for a term of 99 years from 25th December 2004 at a ground rent of £100.00 per annum.

Price

Offers are invited in the region of £140,000 for the benefit of the freehold interest and the existing leases.

Terms are quoted exclusive of VAT, if applicable.

Intending purchasers will be required to provide independent confirmation that funds are available to support their offer.

Legal Costs

Each party shall bear its own costs.

Viewing

Contact: Graham Free or Ian Bell
 Tel: 020 7955 8454
 Fax: 020 7403 1947

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2 Southwark Street, London Bridge, London SE1 1TQ

Misrepresentation Act 1967

Edward Symmons LLP as agents for the vendor or, as the case may be, Lessor (the "Vendor") and for themselves, give notice that:

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Note: Edward Symmons LLP has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible for making his own enquiries in this regard.

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