

## FOR SALE

### Church with house

Queens Park URC, Harrow Road/1 Third Avenue  
London W10 4RU



#### CONTACT

**Graham Smith**  
07467 955294  
graham.smith@rapleys.com

Modern building

Immediately available

Flexible church accommodation

Semi-detached three bedroom house included

Easy travel location by road, tube and rail

Suitable for variety of D1 community uses

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#### Location

The church is located in the West Kilburn, Queens Park area in north west London within Westminster City. Located on the A404 with its many bus routes, the church is close to the junction with the A40 Westway. The nearest tube stations, all within walking distance, are Kensal Green, Kilburn Park and Westbourne Park. The nearest overground rail station is Queens Park. Paddington station is only two miles away. The location is primarily residential in nature with strong retail presence along Harrow Road. The Grand Union canal and Queens Park are both local, attractive, settings adjacent to the property.

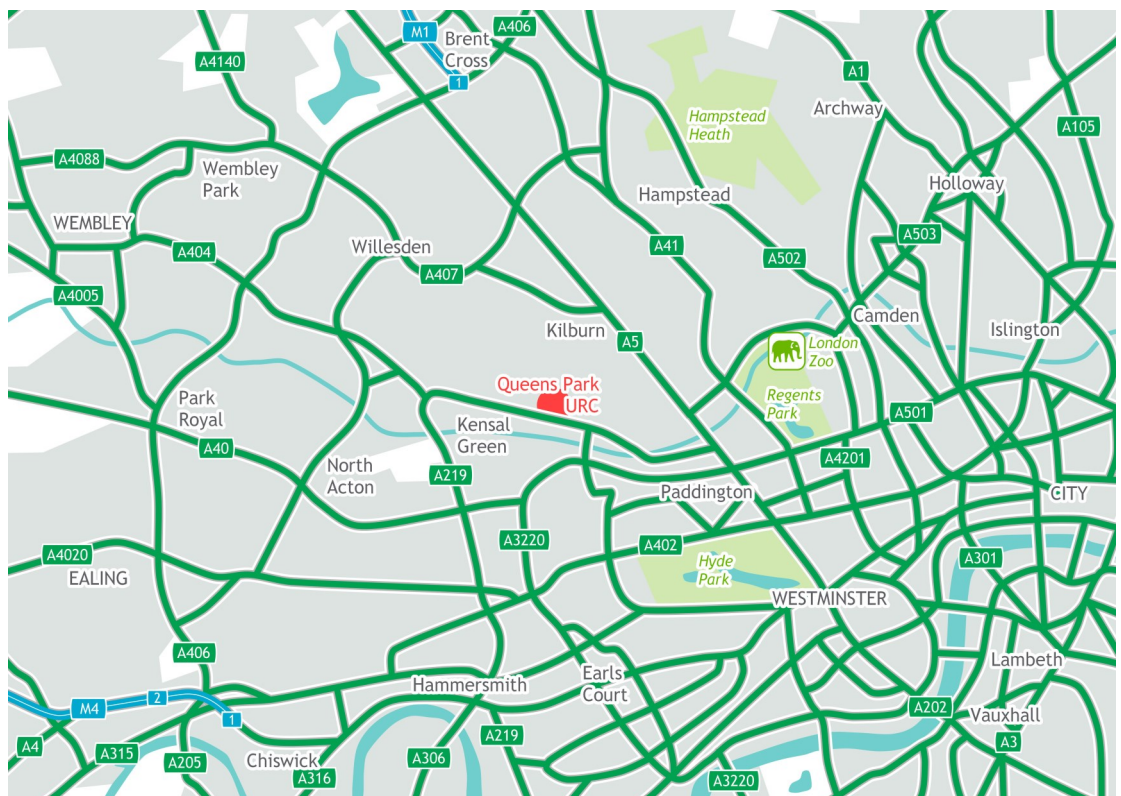
#### Description

The property dates from the 1980's and consists of a church with a semi-detached house (manse) at the rear. It has a prominent road side frontage with a modern appearance including some striking architectural features.

The two storey church has primary accommodation on the ground floor that includes main meeting hall with two further side halls suitable for a number of uses, a kitchen, two storage rooms and full WC facilities. On the first floor there are three large rooms/offices plus a small shower room.

The house to the rear has a living room, kitchen/dining room and study to the ground floor. There is a small WC under the stairs. On the first floor there are three bedrooms with a family bathroom.

The buildings occupy almost the entire site.





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### Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
<b>Church Ground Floor</b>		
Church	90.76	977
Meeting room 1	27.08	291
Meeting room 2	42.80	461
Entrance lobby	10.17	109
Kitchen	10.58	114
Store (1)	5.45	59
Store (2)	7.13	77
WC facilities		

### First Floor

Room 1	14.50	156
Room 2	41.52	447
Room 3	18.80	202
Shower room		

<b>Total</b>	<b>268.79</b>	<b>2,893</b>
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### Manse Ground Floor

Lounge	14.67	158
Kitchen/Dining	14.05	151
Study	5.97	64
Hall/WC		

### Manse First Floor

Bedroom 1	12.38	133
Bedroom 2	11.34	122
Bedroom 3	6.94	75
Bathroom		

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties. The building footprint occupies almost entirely the whole of the site.

### Tenure

Freehold.

### Terms

Offers are invited over **£1,500,000** on an unconditional basis or subject to planning basis. Should a party wish to stipulate any conditions, these should be clearly set out with the offer.

Proof of funding will be required and should be included with all formal offers.

The Vendor reserves the right not to accept the highest or any offer received.

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### Rating

Places of Worship are not subject to Business Rates. The house is currently category F for the purposes of Council Tax. In the period 2017/18 the charge will be £993.98.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available on [www.cti.voa.gov.uk](http://www.cti.voa.gov.uk).

### Energy Performance

Energy Performance Asset Rating for the manse: C.

Places of worship are exempt from EPC requirements.

### VAT

We are advised by the vendor that VAT will not be applicable to the purchase price.

### Viewing

All viewings to be arranged through Rapleys who are the sole agent. Please contact Graham Smith.





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