

12 CAMBRIDGE GARDENS

London, NW6 5AY

TO LET - Four storey former doctors surgery with private rear garden

3,316 SQ FT

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Summary

Available Size	3,316 sq ft
Rent	Offers in excess of £100,000
Rates Payable	£29,184 per annum From th1st of April 2023
Service Charge	N/A
VAT	Not applicable
EPC Rating	Upon Enquiry

Key Features

- Use Class E
- Situated opposite Kilburn Park Station (Bakerloo Line)
- Rear enclosed garden
- Air conditioning
- Gas heating
- Kitchenette
- Reception area on the ground floor
- Within easy walking distance to Kilburn High Road
- Ramp access to garden

Description

This attractive end terrace property is set over 4 floors and was previously used as a doctor's surgery.

This property benefits from air conditioning, gas central heating, a number of treatment rooms, reception and waiting areas, storage, and offices as well as kitchenette and WC facilities.

The property includes a private enclosed garden with disabled access leading onto additional communal garden space.

This property benefits from Use Class E.

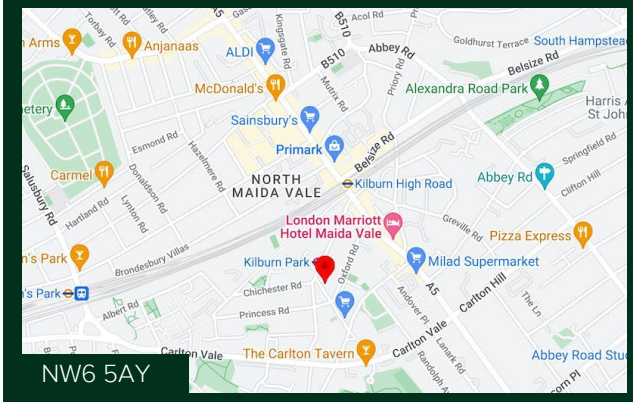
Location

Situated at the junction between Cambridge Gardens and Cambridge avenue, this property is directly opposite Kilburn Park Station (Bakerloo Line) and within a 5 minute walk of Kilburn High Road (Overground) and the amenities to be found there.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Lower Ground	868	80.64
Ground	949	88.16
1st	762	70.79
2nd	737	68.47
Total	**3,316**	**308.06**







Viewing & Further Information

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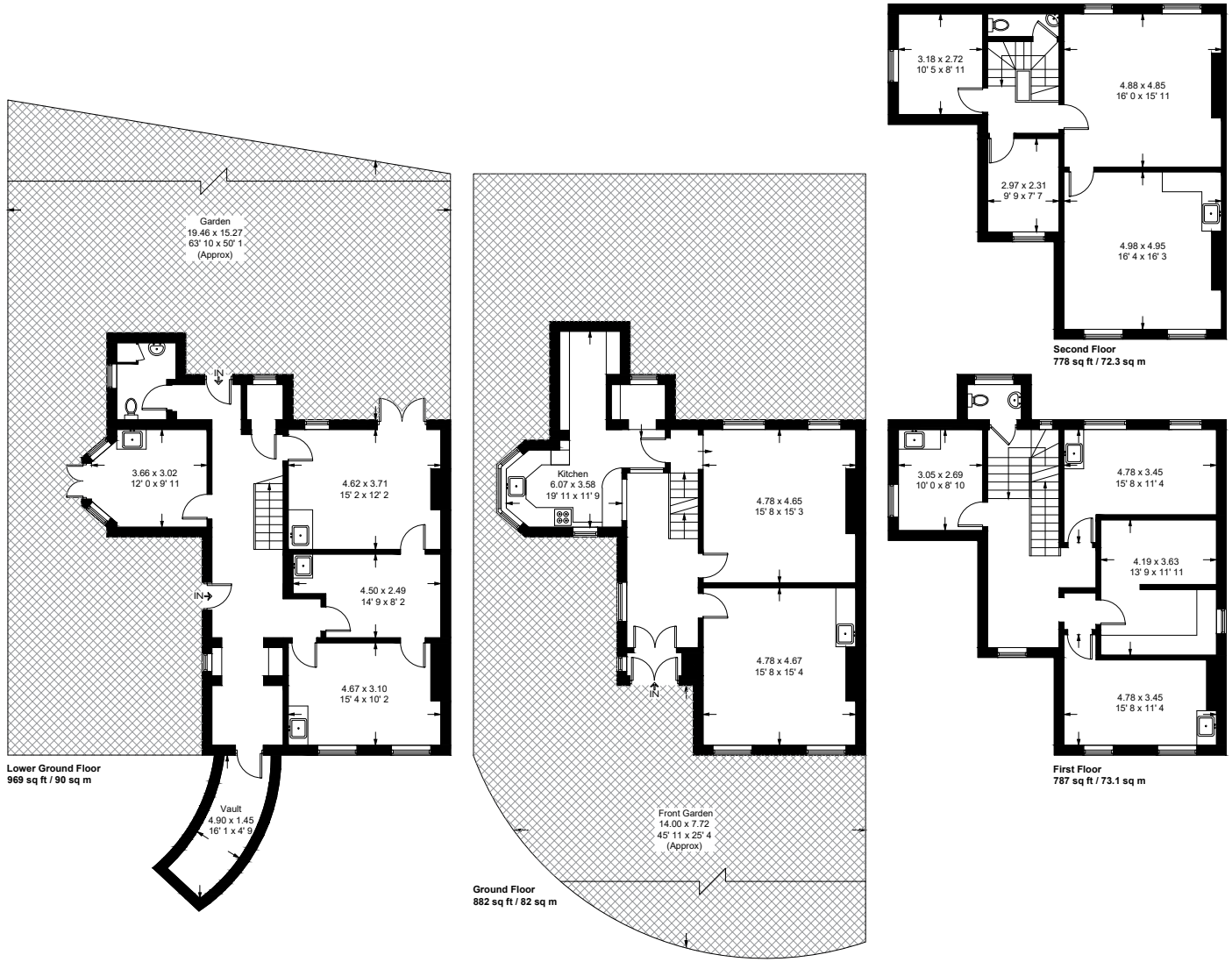
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Cambridge Gardens

Approximate Gross Internal Area = 3416 sq ft / 317.4 sq m
Vault = 74 sq ft / 6.9 sq m
Total = 3490 sq ft / 324.3 sq m



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