



OTHER TO LET | 939 SQ FT

147 CHEVENING ROAD, LONDON, NW6 6DZ



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**FORMER NURSERY PREMISES
SUITABLE FOR NURSERY/EARLY
YEARS AND A RANGE OF
COMMUNITY AND SOCIAL
INFRASTRUCTURE USES (SUBJECT
TO PLANNING)**

- Shared garden to the rear
- Forecourt parking / drop off area
- Fitted kitchen
- Staff and children's wcs
- Great ceiling height and good natural light
- Suitable for Nursery / Education / Health & Wellbeing / Community Sectors



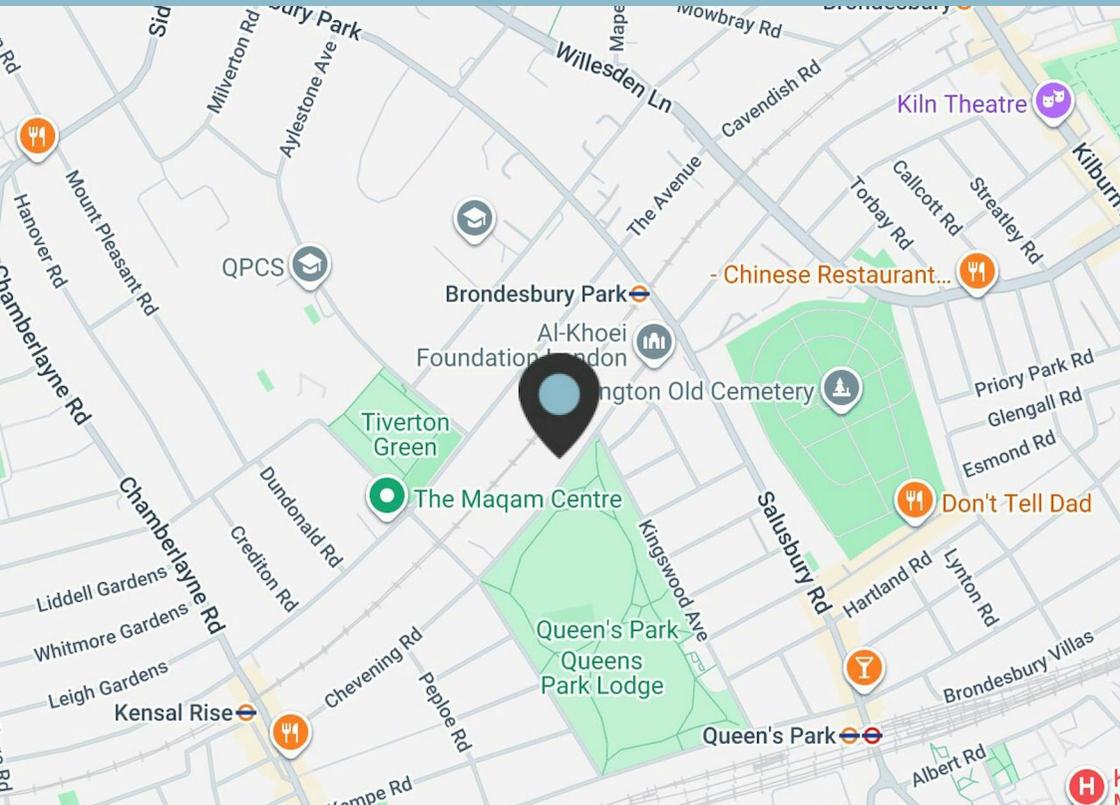
DESCRIPTION

147 Chevening Road is a ground floor former nursery located in a strategic position opposite Queen's Park, close to the village centre of Queen's Park.

The property is arranged as a number of rooms of varying sizes and benefits from original features, excellent natural light and good ceiling heights throughout. The accommodation also includes WCs, a kitchen and a manager's office.

To the rear, the property benefits from a large shared garden.

The premises are available immediately on a new lease for a term to be agreed, subject to the necessary deposits and covenant strength.



LOCATION

147 Chevening Road is situated within a well-established residential area, close to the vibrant neighbourhoods of Queen's Park, Kensal Rise and Kilburn. The area is known for its attractive Victorian and Edwardian residential streets and benefits from a strong local community and a wide range of nearby amenities.

The property benefits from excellent public transport connectivity. Kensal Rise railway station is within a short walking distance, providing services on the London Overground, while Queen's Park station offers access to the Bakerloo line and additional Overground services. These connections provide convenient routes into Central London and wider parts of the city.

A broad range of local amenities can be found nearby along Chamberlayne Road, Salusbury Road and Lonsdale Road, which host a variety of independent cafés, restaurants, shops, supermarkets. The surrounding area also benefits from several green open spaces, including Queen's Park located opposite.



AVAILABILITY

Name	sq ft	sq m	Availability
Ground	939	87.24	Available

RENT

£55,000 per annum

RATES & CHARGES

Rates payable: £8,186.25 per annum

TERMS

A new lease for a term by arrangement.

POSSIBLE USES

- Nursery / early years operators (including those offering free entitlement places)
- Education and youth focused community uses (tuition centre, language school, children's activity space, stay and play/parenting groups)
- Health, wellbeing and family support uses (child development services, counselling/therapy rooms, small community health clinic, family support/outreach base)
- Community/voluntary sector uses compatible with a residential setting (charity office with small meeting room, quiet faith based administrative/support functions)

VIEWINGS

Strictly via arrangement with Dutch and Dutch.

CONTACT



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These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All rental and prices are quoted exclusive of VAT. Generated on 16/03/2026

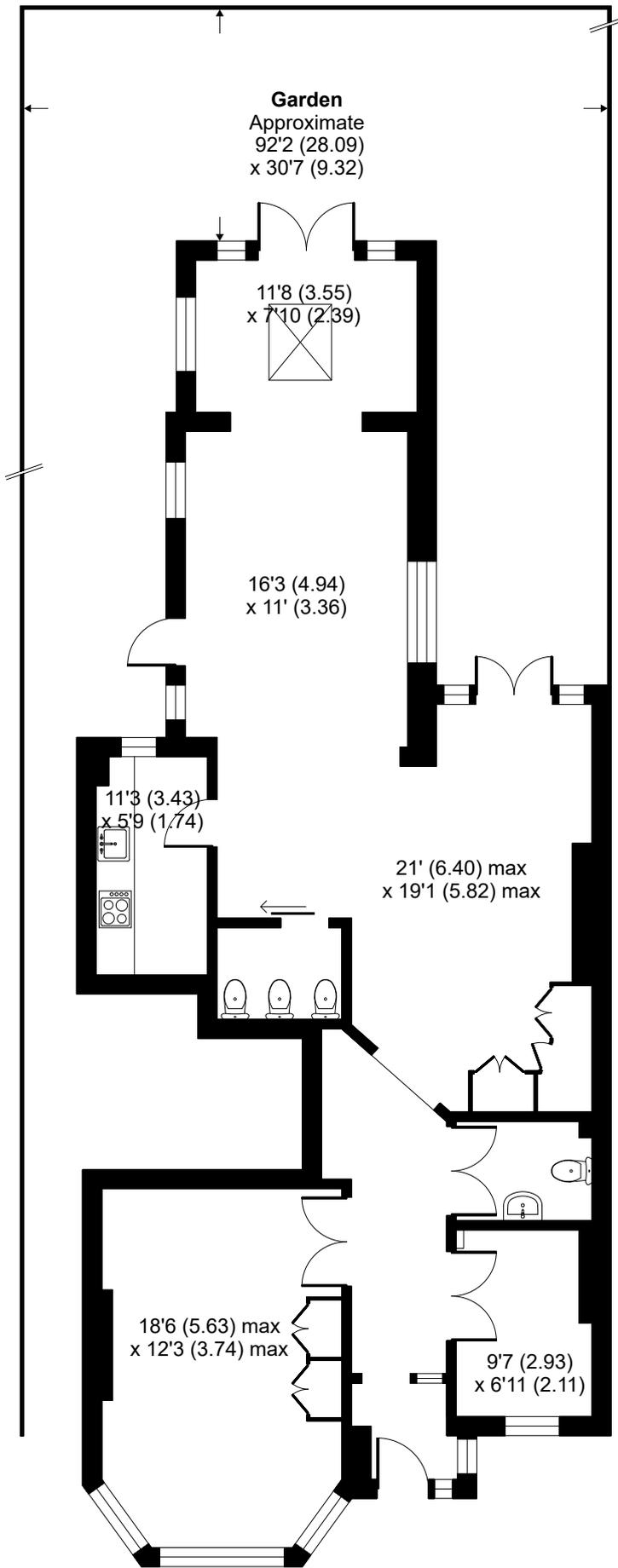


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Chevening Road, London, NW6

Net Internal Area = 939 sq ft / 87.2 sq m

For identification only - Not to scale



GROUND FLOOR