



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



# Villiers Road, London

## Offers In Excess Of £1,350,000



**\*\*Development Opportunity\*\*** A former working men's club with a flat above suitable for a variety of uses subject to planning permission.

Villiers Road is a predominantly residential street and is positioned close to the junction with Dudden Hill Lane and is within easy reach of Dollis Hill station.

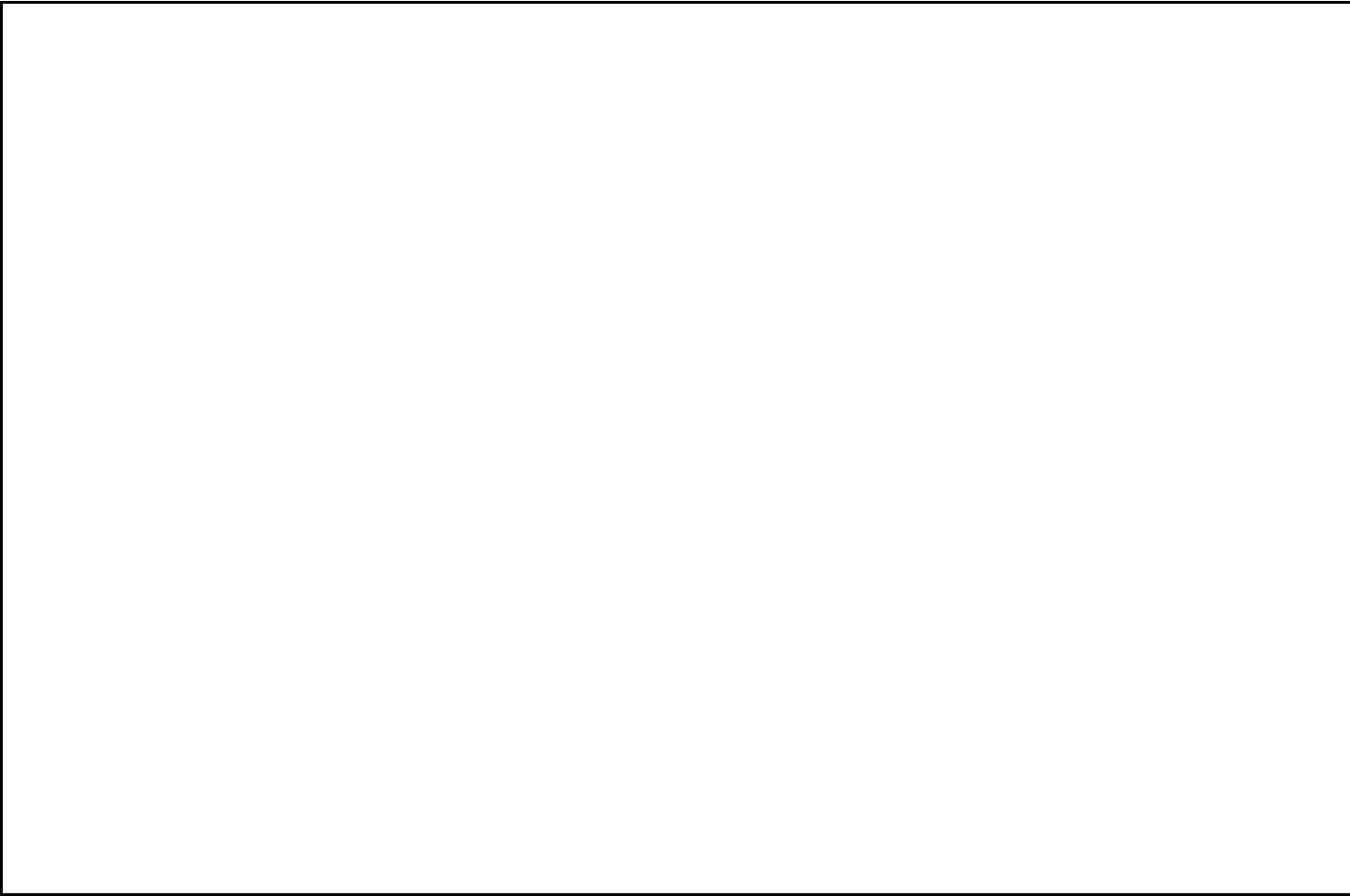
PLEASE NOTE THAT IN THIS INSTANCE THE PURCHASER IS REQUIRED TO PAY OUR FEES.

Freehold - HMLR Title Register LNI30579

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
westhampsteadsales@hunters.com | www.hunters.com

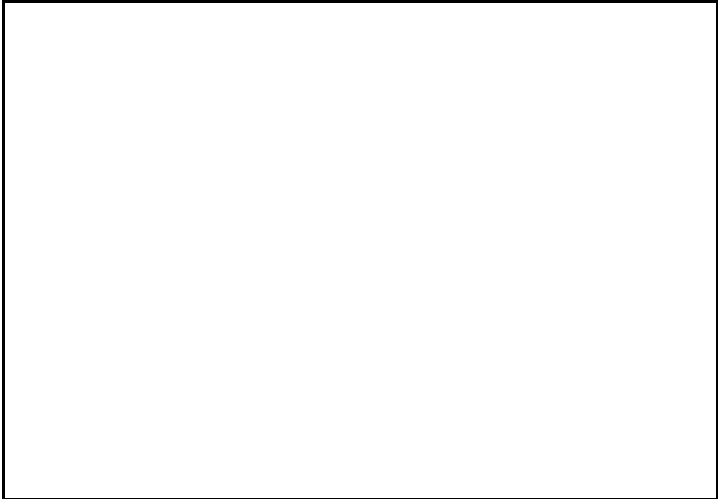
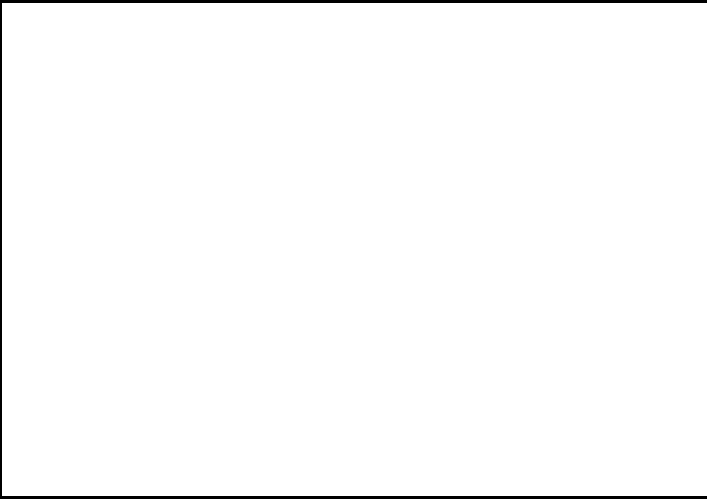


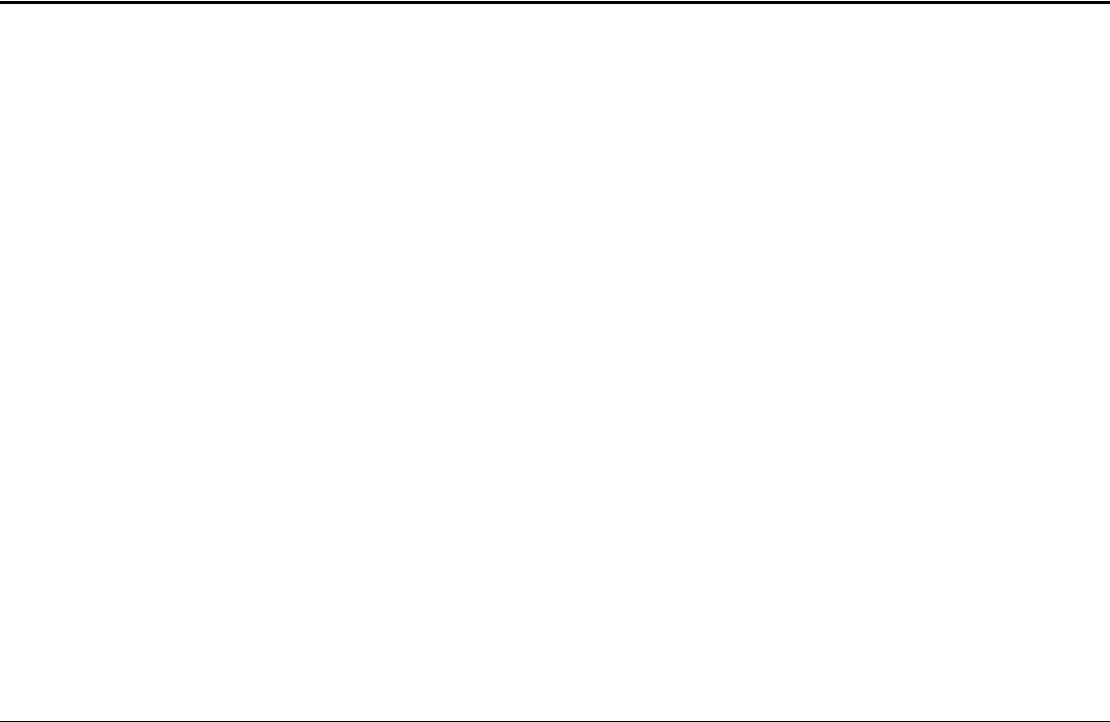
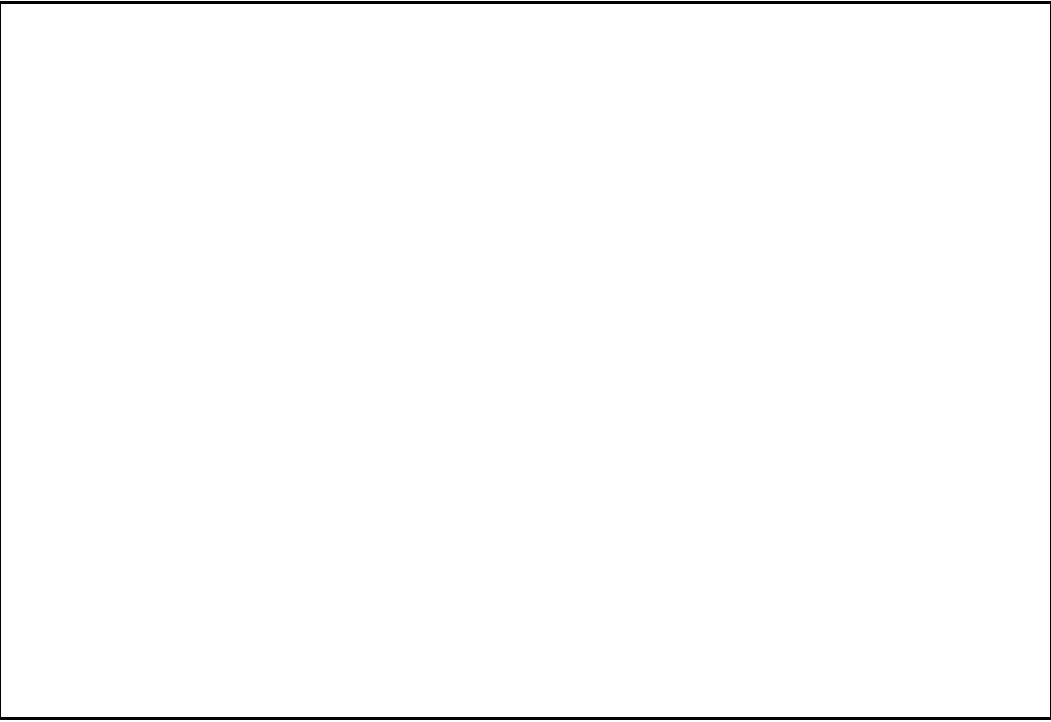
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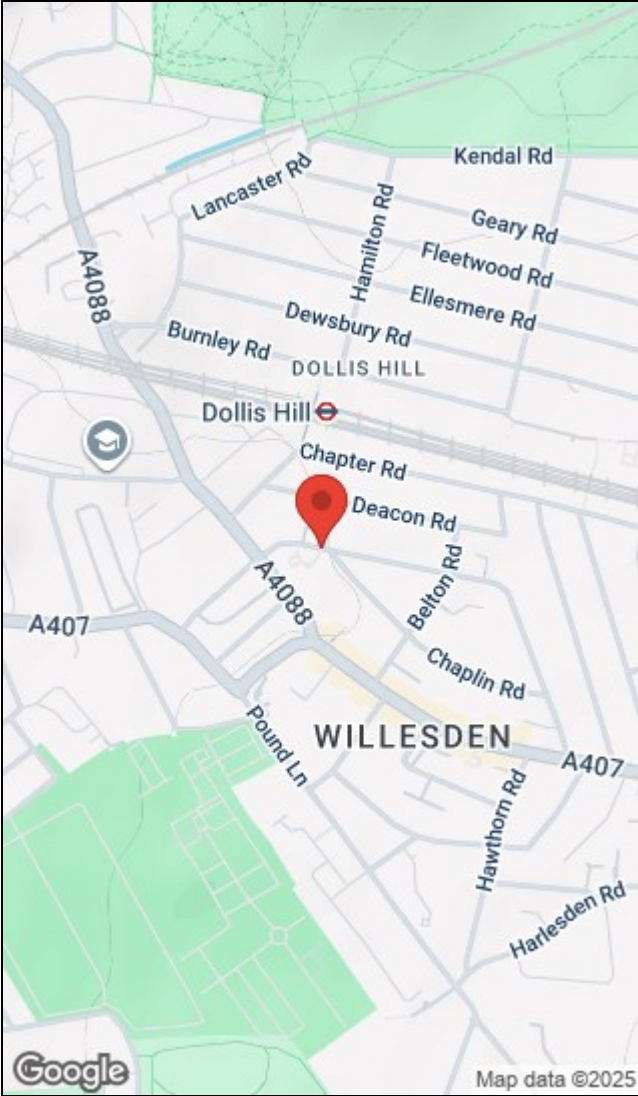
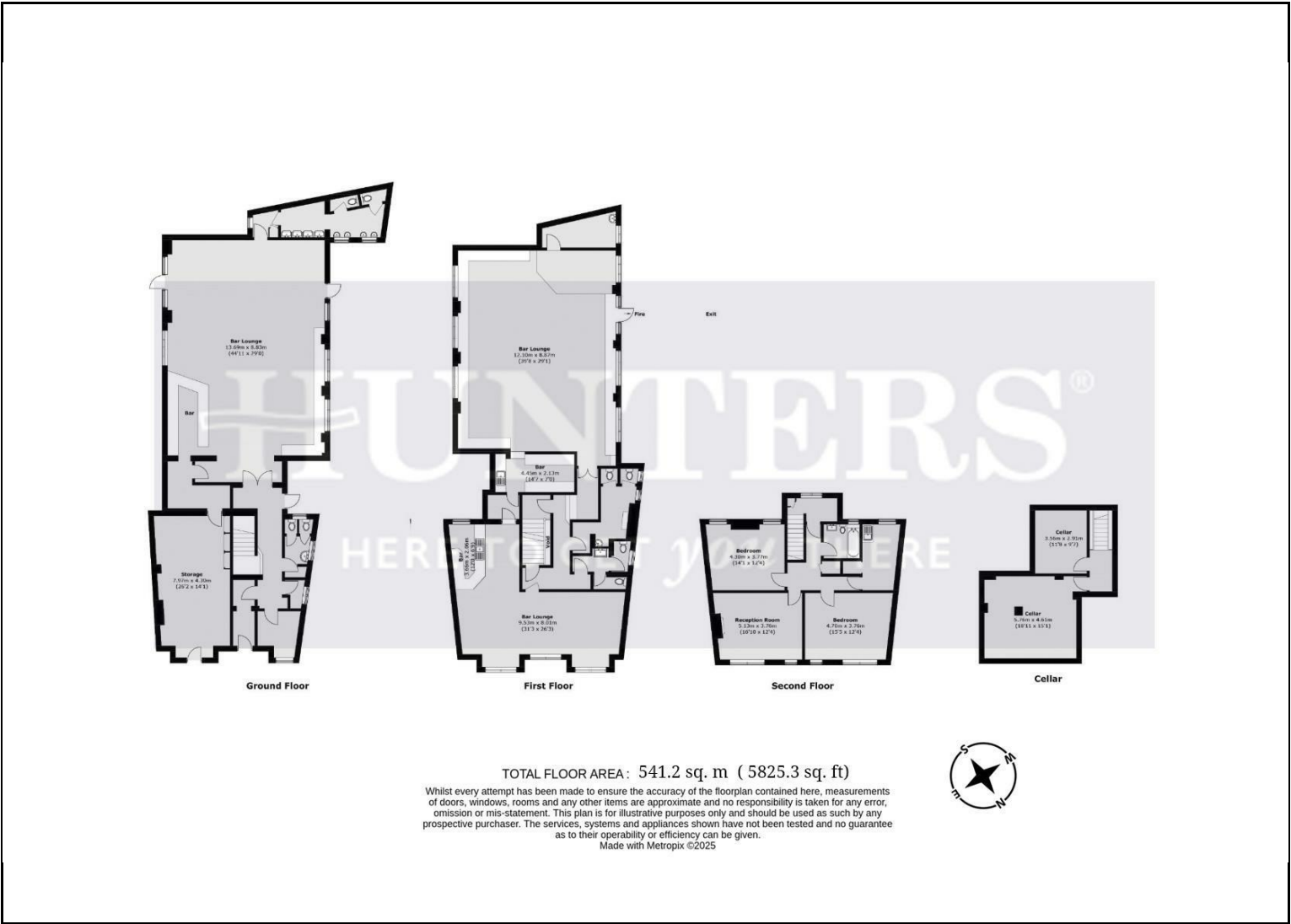
## KEY FEATURES

- Fantastic development opportunity
  - Currently a gentlemans club
- Dollis Hill Station (0.1 miles) Neasden Station (0.6 miles) Willesden Green Station (0.7 miles)
- Close proximity to local amenities
  - Sold Chain Free









Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) <b>B</b>			(92 plus) <b>A</b>		
(69-80) <b>C</b>			(81-91) <b>B</b>		
(55-68) <b>D</b>			(69-80) <b>C</b>		
(39-54) <b>E</b>			(55-68) <b>D</b>		
(21-38) <b>F</b>			(39-54) <b>E</b>		
(1-20) <b>G</b>			(21-38) <b>F</b>		
Not energy efficient - higher running costs			(1-20) <b>G</b>		
EU Directive 2002/91/EC			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			EU Directive 2002/91/EC		

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