

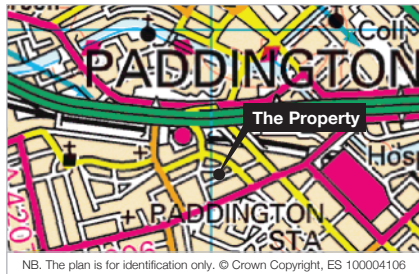
## London W2

### 19A Orsett Terrace, Bayswater W2 6AJ

- **A Leasehold Self-Contained Lower Ground Floor Flat**
- Providing One Bedroom Accommodation
- GIA Approximately 50 sq m (538 sq ft)
- To be offered with a new 125 Year Lease

### Vacant Possession

**BY ORDER OF  
WESTMINSTER CITY COUNCIL**



#### To View

The property will be open for viewing every Tuesday and Saturday before the Auction between 2.45 – 3.15 p.m. These are open viewing times with no need to register. (Ref: UD).



#### VACANT – Leasehold Flat



#### Tenure

Leasehold. The property is to be held on a new lease for a term of 125 years from the date of completion at an initial ground rent of £10 per annum.

#### Location

The property is situated on the south side of Orsett Terrace, to the east of its junction with Porchester Terrace North. Shops, restaurants and bars are located in Bayswater to the south, with the extensive facilities of London's West End also being accessible to the south-east. Paddington Station is to the east, providing rail and Underground services (Bakerloo, Circle, District and Hammersmith & City Lines). The A40 is to the north and provides direct access to the M40 Motorway. The open spaces of Hyde Park are to the south.

#### Description

The property comprises a self-contained lower ground floor flat situated within a mid terrace building arranged over lower ground, ground and three upper floors.

#### Accommodation

Reception Room/Kitchen, Bedroom, Bathroom/WC and wash basin  
GIA Approximately 50 sq m (538 sq ft)

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.alltop.co.uk](http://www.alltop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.