

## London SW10

### 25 Coleherne Road, Chelsea SW10 9BS

- **A Freehold Attractive Mid Terrace Building internally arranged to provide Ten Self-Contained Flats**
- Each Flat subject to an Assured Shorthold Tenancy
- GIA Approximately 371.79 sq m (4,002 sq ft)
- Possible potential for Redevelopment, subject to obtaining all necessary consents
- Total Current Rent Reserved  
**£143,607.24 per annum**

**BY ORDER OF PROPERTY  
INVESTMENT TRUST PLC**



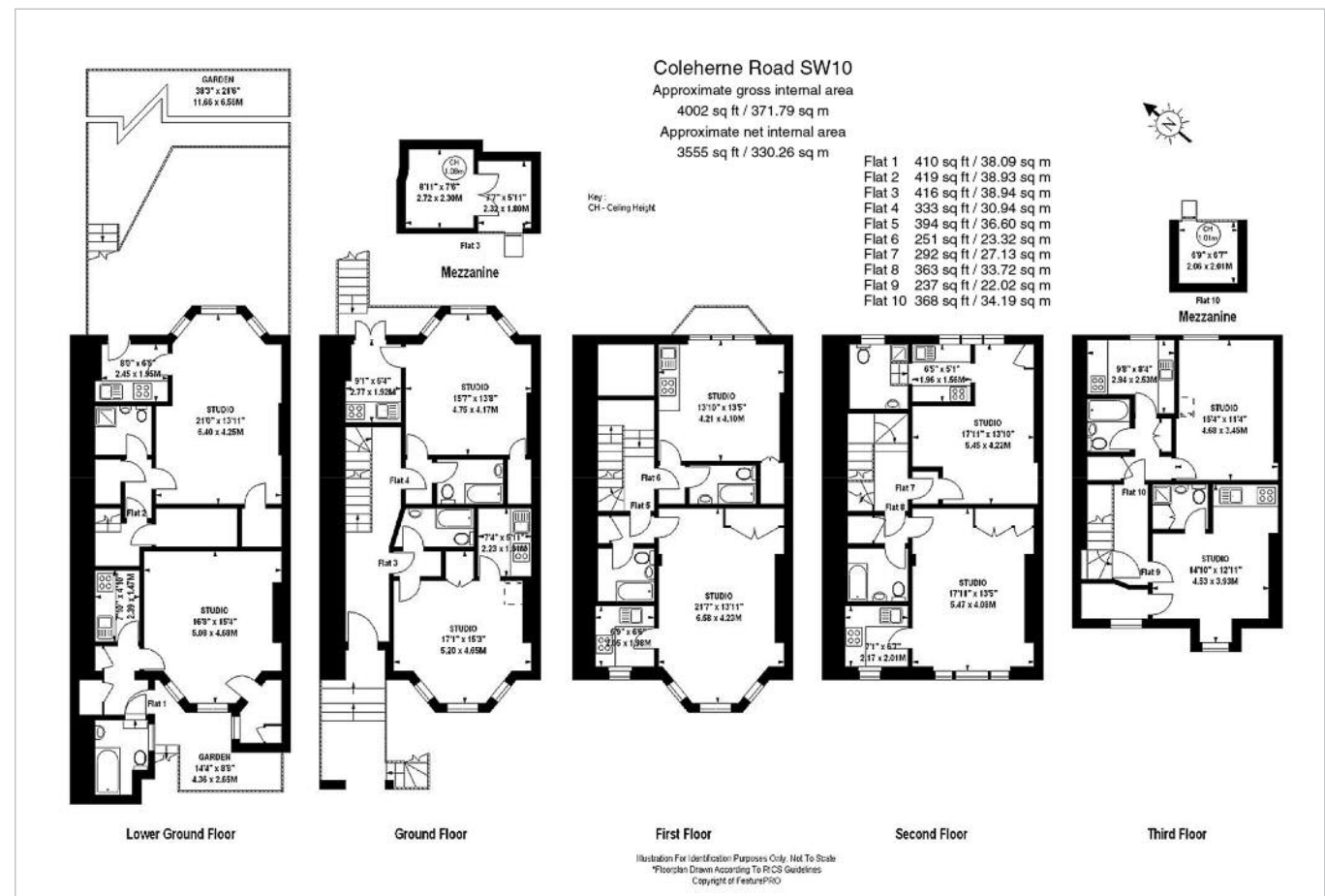
#### To View

The property will be open for viewing on Tuesday 5th February between 3.00 – 4.00 p.m. This is an open viewing time with no need to register. (Ref: RE).

#### Seller's Solicitor

Messrs Fladgate LLP  
(Ref: Ms H Curtis-Goulding).  
Tel: 0203 036 7000.  
Email: hcurtis-goulding@fladgate.com

#### INVESTMENT – Freehold Building



#### Tenure

Freehold.

#### Location

The property is situated on the east side of Coleherne Road, between its junctions with Old Brompton Road to the north and Redcliffe Square to the south. The local amenities of Old Brompton Road and Fulham Road are readily accessible and provide an eclectic mix of boutiques, artisan shops, cafés and restaurants. The further extensive shopping facilities of both Knightsbridge and the West End are to the north-east. West Brompton and Earls Court Underground Stations are equidistant to the west and north respectively. The open green spaces of Holland Park are within reach to the north.

#### Description

The property comprises an attractive mid terrace building arranged over lower ground, raised ground and three upper floors internally arranged to provide 10 self-contained flats. The property benefits from a garden to the rear.

#### Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below. Allsop have inspected flats 5, 8, 10 and 3 only.

**Total GIA Approximately 371.79 sq m (4,002 sq ft)**

Flat	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.c.m.
1	Lower Ground (Rear)	Studio Room, Separate Kitchen, Bathroom/WC	Assured Shorthold Tenancy for a term from 29th September 2018 and expiring 28th September 2020	£1,191.67 p.c.m.
2	Lower Ground (Front)	Studio Room, Separate Kitchen, Bathroom/WC	Assured Shorthold Tenancy for a term from 7th September 2011 and expiring 6th September 2019	£1,323.04 p.c.m.
3	Raised Ground (Front)	Studio Room with Mezzanine Sleeping Area, Recessed Kitchen Area, Separate Bathroom/WC	Assured Shorthold Tenancy for a term from 5th September 2017 and expiring 4th September 2019	£1,149.20 p.c.m.
4	Raised Ground (Rear)	Studio Room with Kitchen Area, Separate Bathroom/WC	Assured Shorthold Tenancy for a term from 24th February 2016 and expiring 23rd February 2019. The tenant has served notice to vacate on 23rd February 2019	£1,343.33 p.c.m.
5	First (Front)	Studio Room, Recessed Kitchen Area, Bathroom/WC	Assured Shorthold Tenancy for a term from 4th September 2017 and expiring 3rd September 2020	£1,300 p.c.m.
6	First (Rear)	Studio Room with Kitchen Area, Bathroom/WC	Assured Shorthold Tenancy for a term from 30th August 2018 and expiring 29th August 2019	£972.40 p.c.m.
7	Second (Rear)	Studio Room with Recessed Kitchen Area, Separate Bathroom/WC	Assured Shorthold Tenancy for a term from 14th July 2018 and expiring 13th July 2020	£1,191.67 p.c.m.
8	Second (Front)	Studio Room with Recessed Kitchen Area, Separate Bathroom/WC	Assured Shorthold Tenancy for a term from 11th August 2018 and expiring 10th February 2019. The tenant has served notice to vacate on 10th February 2019.	£1,256.67 p.c.m.
9	Third (Rear)	Studio Room, Separate Kitchen, Bathroom	Assured Shorthold Tenancy for a term from 4th August 2018 and expiring 3rd August 2019	£1,083.33 p.c.m.
10	Third (Front)	Studio Room with Mezzanine Sleeping Area, Kitchen Area, Separate Shower Room/WC	Assured Shorthold Tenancy for a term from 9th January 2016 and expiring 29th May 2019	£1,155.96 p.c.m.

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.allsop.co.uk](http://www.allsop.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.



