

## London W2 A (Lot 51) and B (Lot 52), 3 Cleveland Gardens, Bayswater W2 6HA

- **Two Leasehold Storage Rooms**
- To be offered Collectively as One Lot
- Permitted Development submitted to Change the Use of Each Unit to Residential

### Vacant Possession



#### Tenure

Leasehold. Each room is to be held on a new lease for a term of 99 years from 1st February 2017 each at an initial ground rent of £50 per annum.

#### Location

The properties are situated on the east side of Cleveland Gardens. Queensway, Marble Arch, Oxford Street and the attractions of the West End are easily accessible. Paddington Rail and Underground Station (Circle, District, Bakerloo and Hammersmith & City Lines) is within a five minute walk to the east. The open spaces of Hyde Park and Kensington Gardens are to the south.

#### Description

The property comprises a ground floor room (Lot 51) and a lower ground floor room (Lot 52) situated within a mid terrace building arranged over lower ground, ground and four upper floors. The rooms will be offered collectively as one lot.

#### Accommodation

**Lot 51** – Ground Floor Storage Room

**GIA 17.78 sq m (191.38 sq ft)**

**Lot 52** – Lower Ground Floor Storage Room

**GIA 41.61 sq m (445.89 sq ft)**

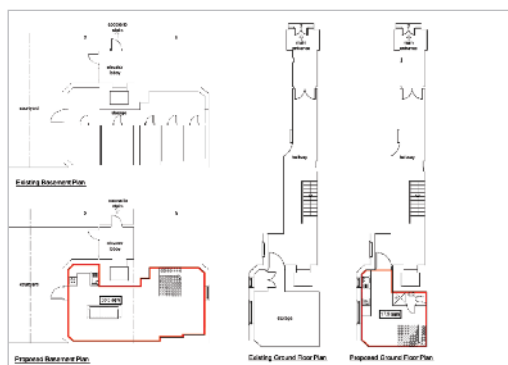
#### Planning

Permitted Development

Local Planning Authority: Westminster City Council.

Tel: 0207 641 6500.

We have been informed by the seller that an application for change of use for residential under permitted development rights has been submitted to the local authority for each unit. Decision pending.



#### To View

The property will be open for viewing every Tuesday and Thursday before the Auction between 9.30 – 10.00 a.m. (Ref: WT).

#### Seller's Solicitor

Messrs: SCJ Solicitors (Ms S Jones).

Telephone: 01286 677897.

Email: [samantha.jones@scjsolicitors.co.uk](mailto:samantha.jones@scjsolicitors.co.uk)

**VACANT – Two Leasehold Storage Rooms**

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.