

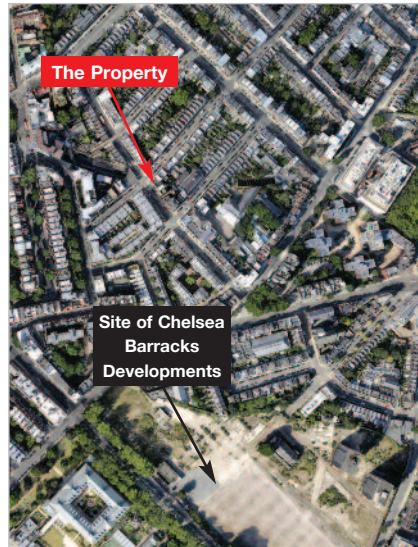
London SW1W

49 Graham Terrace, Belgravia SW1W 8HN

- A Well Located Freehold Mid Terrace House
- Extending (GIA) to Approximately 97.2 sq m (1,046 sq ft)
- Rear Patio Garden
- Possible potential for Mansard Roof Extension, subject to obtaining all necessary consents

Vacant Possession

BY ORDER OF MOUNTVIEW
ESTATES PLC



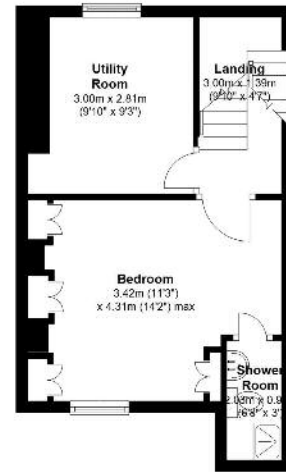
Seller's Solicitor

Messrs Seddons (Ref: Paul Pierides).
Tel: 0207 725 8000.
Email: paul.pierides@seddons.co.uk

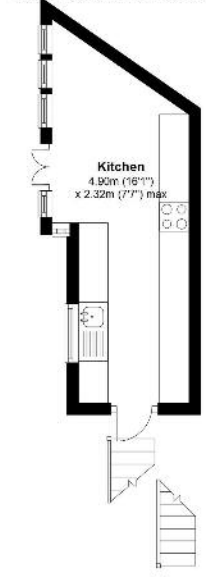
VACANT – Freehold House



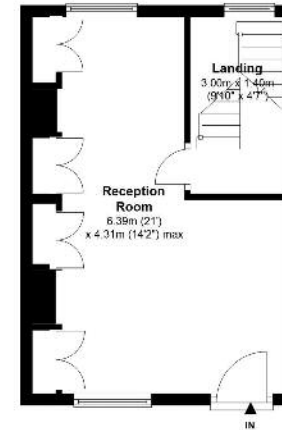
Lower Ground Floor
Approx. 29.0 sq. metres (312.0 sq. feet)



Rear Half Landing
Approx. 11.9 sq. metres (127.9 sq. feet)



Ground Floor
Approx. 27.5 sq. metres (296.7 sq. feet)



First Floor
Approx. 28.1 sq. metres (302.0 sq. feet)



Total area: approx. 96.4 sq. metres (1038.2 sq. feet)
49 Graham Terrace, London

Tenure

Freehold.

Location

The property is situated on the south side of Graham Terrace, to the east of its junction with Holbein Place. Excellent local amenities are available around Sloane Square and the further facilities of King's Road are readily accessible. Underground services run from Sloane Square Station (District and Circle Lines) and Victoria Rail and Underground Station is to the east. Both Knightsbridge and Kensington are close by. Hyde Park is to the north and both the River Thames and Battersea Park are to the south.

Description

The property comprises a mid terrace house arranged over lower ground, ground and first floors. The property extends (GIA) to approximately 97.2 sq m (1,045 sq ft) and there is a patio garden to the rear.

Accommodation

Lower Ground Floor – Bedroom with Shower Room, Utility Room

Ground Floor – Reception Room/Diner, Kitchen

First Floor – Bedroom, Bathroom

GIA Approximately 97.2 sq m (1,046 sq ft)

Planning

Local Planning Authority: City of Westminster.

Tel: 0207 641 6500.

The property may afford potential for a mansard roof extension, subject to obtaining all necessary consents.

To View

The property will be open for viewing every Tuesday between 3.30 – 4.00 p.m. and Saturday between 2.15 – 2.45 p.m. before the Auction. There will be an extra viewing on Friday 8th September between 9.30 – 10.00 a.m. These are open viewing times with no need to register. (Ref: UD).

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.

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.

