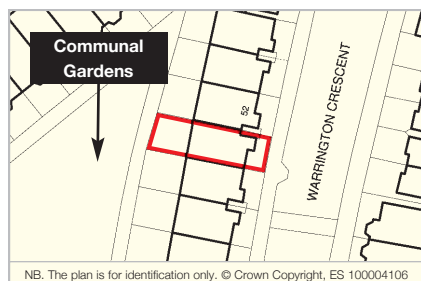


## London W9

### 50 Warrington Crescent, Maida Vale W9 1EP

- A Freehold Attractive Part Stucco Fronted Building
- Internally arranged to provide Eight Self-Contained Flats (One Flat with Private Garden)
- Six Flats subject to Assured Shorthold Tenancies, One Flat subject to a Regulated Tenancy and One Flat Vacant
- Communal Gardens to Rear
- Possible potential for Reconfiguration subject to obtaining all necessary consents
- Total Current Rent Reserved **£102,933 per annum (equivalent) with one flat vacant**

**FIRST TIME ON MARKET FOR 15 YEARS**



#### To View

The lower ground floor flat will be open for viewing every Thursday between 12.00 – 12.30 p.m. and Saturday between 3.45 – 4.15 p.m. before the Auction. The upper parts will be open to view on Monday 26th March between 2.00 – 3.00 p.m. (to include basement flat and upper tenanted flats). (Ref: UD).

#### Seller's Solicitor

Messrs O'Callaghan & Co (Ref: PO'C).  
Tel: 0207 402 6000.  
Email: patrick@ocallaghanandco.co.uk

#### INVESTMENT/PART VACANT – Freehold Building



#### Tenure

Freehold.

#### Location

The property is situated on the west side of Warrington Crescent, to the south of its junction with Sutherland Avenue and Randolph Avenue. The local amenities of Maida Vale, Little Venice and St John's Wood are readily available, with the further extensive shopping facilities of the West End being within easy reach to the south-east. The open green spaces of Regent's Park are within close proximity to the east. Maida Vale and Warwick Avenue Underground Stations are equidistant.



#### Description

The property comprises an attractive part stucco fronted building arranged over lower ground, ground and three upper floors. The building is internally arranged to provide eight self-contained flats. The lower ground floor flat benefits from a private garden. In addition, there is a communal garden to the rear of the property which is available to all residents of the surrounding roads.

#### Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below. The property was not measured by Allsop. The property extends (GIA) to approximately 460 sq m (4,957 sq ft).

Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a.
Lower Ground	Reception Room, Three Bedrooms, Kitchen, Two Bathrooms, Study, Private Garden	Vacant	
Ground (Rear)	Reception Room, Bedroom, Kitchen, Bathroom, Direct Access to Communal Gardens	Subject to an Assured Shorthold Tenancy expiring 5th May 2018	£18,200 p.a.
Ground (Front)	Room, Kitchen Area, Bathroom	Subject to a Regulated Tenancy (Effective date 30th October 2003 - registration now due)	£2,340 p.a.
First (Front)	Studio Room, Kitchen, Bathroom, Mezzanine Sleeping Area	Subject to an Assured Shorthold Tenancy expiring 29th January 2019	£17,833 p.a.
First (Rear)	Reception Room, Bedroom, Kitchen, Bathroom	Subject to an Assured Shorthold Tenancy expiring 13th May 2018	£16,380 p.a.
Second (Front)	Reception Room, Bedroom, Kitchen, Bathroom	Subject to an Assured Shorthold Tenancy expiring 2nd August 2018	£14,300 p.a.
Second (Rear)	Reception Room with open plan Kitchen, Bedroom with En-Suite Shower Room and Separate WC	Subject to an Assured Shorthold Tenancy expiring 17th February 2018 (holding over)	£15,680 p.a.
Third	Reception Room, Bedroom, Kitchen, Bathroom	Subject to an Assured Shorthold Tenancy expiring 13th June 2018	£18,200 p.a.

GIA – 460 sq m (4,957 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.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.





Communal  
Gardens



The Property