

London W9

36D Walterton Road, Maida Hill W9 3PL

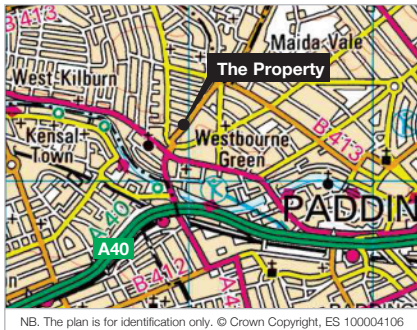
- **A Leasehold Self-Contained Third Floor Flat**
- Providing One Bedroom Accommodation
- GIA Approximately 46 sq m (497 sq ft)
- To be offered with a new 125 Year Lease

Vacant Possession

BY ORDER OF
**WESTMINSTER
CITY COUNCIL**



City of Westminster



NB. The plan is for identification only. © Crown Copyright, ES 100004106

To View

The property will be open for viewing every Tuesday and Saturday before the Auction between 1.45 – 2.15 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 north-west side of Walterton Road, to the south-west of its junction with Barnsdale Road. Local shops and amenities are available in Maida Vale to the south-west, with the extensive facilities of central London being to the south-east. London Underground services run from Westbourne Park Station (Circle and Hammersmith & City Lines) to the south. The A40 is to the east and provides direct access to the A5 and the M4 Motorway. The open spaces of Queen's Park are to the north-west.

Description

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

Accommodation

Reception Room, Bedroom, Kitchen, Bathroom with WC and wash basin

GIA Approximately 46 sq m (497 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.allisop.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.