

London W1K 17 Adams Row, Mayfair W1K 2LA

- **A Well Located Freehold Mews Building**
- **Comprising 2 x Two Bedroom Self-Contained Flats, Two Garages and Basement**
- **Existing GIA Approximately 325.9 sq m (3,507 sq ft)**
- **Planning Permission for Part Demolition and Redevelopment to provide a Five Bedroom Mews House**
- **Proposed GIA Approximately 375.2 sq m (4,039 sq ft)**

Prime Central London location **Vacant Possession upon Completion**

EIGHT WEEK COMPLETION AVAILABLE



To View

Please contact Allsop by sending an email to tom.wright@allsop.co.uk with the subject heading 'Viewing – Lot 49'.

Joint Auctioneer

Planet International (Ref: V Hava).
Tel: 0208 438 7794.

VACANT – Freehold Building with Planning



Tenure

Freehold.

Location

The property is situated on the south side of Adams Row, a mews terrace which runs between South Audley Street and Carlos Place, to the south of Grosvenor Square. An excellent selection of independent shops, boutiques, restaurants and art galleries is readily available, together with the full offerings of the West End, in particular along Oxford Street and New Bond Street. London Underground services run from Marble Arch (Central Line) and Bond Street (Jubilee Line) Stations. Hyde Park is within a 5 minute walk to the west.

Description

The property comprises a mid terrace mews building arranged over part basement, ground and two upper floors. The building is currently arranged to provide garage and storage accommodation on the ground floor with two self-contained flats on the two upper floors. In addition there is a basement which provides further storage space. The property benefits from planning permission for part demolition and redevelopment, including rear extensions for a single family dwelling with two integral garages.

Accommodation

A schedule of Accommodation is set out below.

Planning

Local Planning Authority: Westminster City Council.
Tel: 0207 641 6500.

The property benefits from planning permission (Ref: 16/12217/FUL) dated 9th May 2017 for 'demolition behind retained front façade and redevelopment to provide a building comprising new basement, ground and two upper floors, including rear extensions at ground and first floors, and first floor rear terrace, for use as a single family dwelling with two integral garages'.

Copies of existing and proposed floor plans are available from the auctioneer upon request. Please email tom.wright@allsop.co.uk to obtain copies.

Floor	Existing Building		Accommodation	Proposed Building		Accommodation
	sq m	(sq ft)		sq m	(sq ft)	
Basement	28.0 sq m	(301 sq ft)	Storage	99.7 sq m	(1,073 sq ft)	Bedroom with Kitchenette and Shower Room, Bedroom with En-Suite Bathroom, Utility Room, Playroom/Cinema
Ground	105.0 sq m	(1,130 sq ft)	Two Garages, Storage	99.7 sq m	(1,073 sq ft)	Two Bedrooms with En-Suite Shower Rooms, WC, Two Garages
First	91.8 sq m	(988 sq ft)	Self-Contained Flat comprising Reception Room with Kitchen, Bedroom with En-Suite Bathroom, Bedroom with En-Suite Shower Room, Bathroom	93.0 sq m	(1,001 sq ft)	Living/Dining Room, Kitchen/Breakfast Room
Second	101.0 sq m	(1,087 sq ft)	Self-Contained Flat comprising Reception Room with Kitchen, Two Bedrooms, Bathroom	82.8 sq m	(891 sq ft)	Master Bedroom with Two En-Suite Bathrooms
Total	325.9 sq m	(3,508 sq ft)		Total	375.2 sq m	(4,039 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.
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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.

