

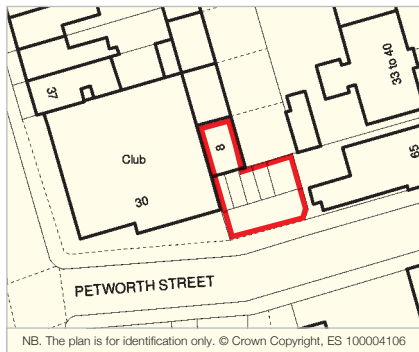
London SW11

8 Albert Studios and Garages 1-5, Petworth Street, Battersea SW11 4QD

- **A Freehold Former Artist's Studio providing Residential Accommodation and extending (GIA) to Approximately 64.5 sq m (696 sq ft)**
- **Plus Freehold Block of Five Garages with Forecourt**
- **Artist's Studio and Two Garages Vacant**
- **Three Garages subject to Two Leases expiring 2063**
- **Within the Battersea Park Conservation Area**
- **Current Rent Reserved from Garages 3, 5 and 6: Two Shillings per annum**

Studio and Two Garages Vacant

IN THE SAME FAMILY OWNERSHIP SINCE THE EARLY 1900s



Seller's Solicitor

Charlesworth Nicholl (Ref: Marius Nel).
Tel: 01363 774706.
Email: mnx@charlesworthnicholl.co.uk

Joint Auctioneer

John D. Wood (Ref: Alex Oppenheim).
Tel: 020 7228 0174.
Email: aoppenheim@johndwood.co.uk

MAJORITY VACANT – Freehold Building and Garages



Tenure

Freehold.

Location

Albert Studios are accessed on foot from Albert Bridge Road, to the north of Petworth Street. The garage block abuts the studio and is located on the north side of Petworth Street. Albert Bridge to the north offers immediate road access to Chelsea and King's Road and local shops and restaurants are available on nearby Parkgate Road and Battersea Bridge Road. Rail services run from Battersea Park and Queenstown Road Stations and numerous bus routes serve the area. The open spaces of Battersea Park are within a short walk. The entire site is just within the Battersea Park Conservation Area.

Description

Albert Studios comprise a secluded terrace of artists' studios served by a pedestrian pathway which is approached from Albert Bridge Road. Number 8 is the southernmost studio and the last one remaining in the ownership of the original family who developed the site in the early 1900s. The property has been modernised and converted to provide residential accommodation, being largely open planned internally with a mezzanine level offering a sleeping area and bathroom en-suite. The ground floor living space has a partially open planned kitchen area off.

A five garage block abuts part of the flank wall of the studio building to the south. The garages are approached from Petworth Street by a generous forecourt which provides off-street parking. There may be potential for development of the garage site, subject to obtaining all necessary consents.

Accommodation

8 Albert Studios – Entrance Lobby, Separate Cloakroom off with WC and wash basin, Through to Fitted Kitchen open planned to Studio/Reception Area, with steep staircase to Mezzanine Bedroom with Bathroom area off providing roll top bath and wash basin

Garages 1-5, Petworth Street – Five Garages with deep forecourt (note Garage 1 is narrow)

Leases

Garages 3, 5 and 6 are subject to leases as follows:

Garage 3 – Single lease. 99 years from 1st July 1964 at a rent of one shilling per annum.

Garages 5 and 6 – Single lease for 99 years from 1st July 1964 at a rent of one shilling per annum.

Reversions 45.5 years.

The Studio and Garages 1 and 2 are offered with **Vacant Possession**.

To View

Please contact the Joint Auctioneers:
John D. Wood (Ref: Alex Oppenheim).
Tel: 020 7228 0174.
Email: oppenheim@johndwood.co.uk

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.