

## London SW1P

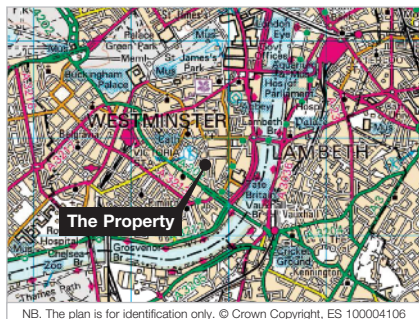
### 39 Hide Tower, Regency Street, Westminster SW1P 4AA

- A Well Located Leasehold Self-Contained Purpose Built Fifth Floor Flat

- One Bedroom Accommodation

## Vacant Possession

BY ORDER OF THE WILLOW CITY ESTATE



### To View

The property will be open for viewing every Thursday and Saturday before the Auction between 5.15 – 5.45 p.m. These are open viewing times with no need to register. (Ref: UD).

### Seller's Solicitor

Messrs Crane and Staples (Ref: MHP).  
Tel: 01707 329333.  
Email:  
m.hemmings-portas@crane-staples.co.uk

### VACANT – Leasehold Flat

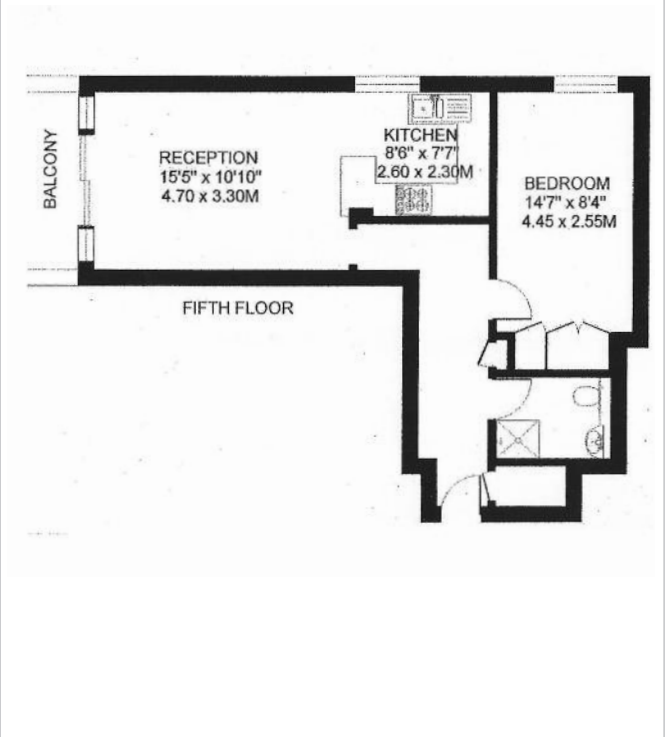


### Tenure

Leasehold. The property is held on a lease from 25th March 2011 until 28th October 2167 (thus having approximately 152 years unexpired) at a peppercorn ground rent.

### Location

Hide Tower is located in Regency Street close to its junction with Vincent Street. Local shops and amenities are available along Vauxhall Bridge Road with the further and more extensive facilities around Victoria Station being accessible to the north. Victoria Rail Station is to the north and Victoria and Pimlico Underground Stations are both within walking distance. The open spaces of Vincent Square are accessible, as is the world famous Tate Britain Art Gallery. The River Thames is to the east.



### Description

The property comprises a self-contained flat situated on the fifth floor of a purpose built block. There is a passenger lift (not tested).

### Accommodation

Reception Room/Kitchen, Bedroom, Bathroom/WC

The property was not measured by Allsop. We understand that the property extends to approximately 48.2 sq m (519 sq ft) GIA.

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 £750 (including VAT) upon exchange of sale memoranda.

**LOT 106 SOLD PRIOR**