

London SW3 Flats 27 (Lot 15) & 28 (Lot 16) Empire House, North Terrace, Knightsbridge SW3 2BA

- **Two Long Leasehold Attractive Self-Contained Fourth Floor Mansion Flats**
- Total GIA Extending to Approximately 246.37 sq m (2,652 sq ft) in total
- Potential for Internal Reconfiguration
- Further potential for Amalgamation of Both Flats to create a Substantial Mansion Flat
- Flat 27 has Lapsed Planning Consent for Roof Extension and Roof Terrace
- Flat 28 has Listed Building Consent for internal reconfiguration
- Sought After Location
- To be offered either Individually or Collectively

BY ORDER OF SOUTH KENSINGTON ESTATE



To View

The property will be open for viewing every Tuesday and Thursday before the Auction between 9.30 – 10.30 a.m. These are open viewing times with no need to register. (Ref: WT/CJ.)

Seller's Solicitor

Messrs Bircham Dyson & Bell
(Ref: Rachel George).
Tel: 0207 783 3505.
Email: rachelgeorge@bdb-law.co.uk

VACANT – Two Leasehold Flats



Tenure

Leasehold. Each Flat will be held on a new lease for a term of 125 years from 24th June 2015 at an initial ground rent of £500 per annum.

Location

The property is situated on the north side of North Terrace, to the west of its junction with Brompton Road (A308). The local amenities of South Kensington include a variety of restaurants, boutiques and shops. The extensive shopping facilities of Knightsbridge, which include the world famous Harrods and Harvey Nicholls shopping stores, are within walking distance to the east. Brompton Road and King's Road are available to the south, while the open spaces of Hyde Park are within close proximity to the north. South Kensington Underground Station (Piccadilly, Circle and District Lines) is within easy reach to the south-west, and the nearby A4 provides easy access to the M25 (Orbital) Motorway.

Description

The property comprises two self-contained fourth floor flats situated within an attractive mansion block arranged over ground and five upper floors. The property benefits from a passenger lift and 24 hour porter service.

Accommodation

Flat 27 (Lot 15) – Reception Rooms, Bedroom, Kitchen, Utility Room, Bathroom with WC and wash basin, Separate WC and wash basin

GIA Approximately 93.08 sq m (1,002 sq ft)

Flat 28 (Lot 16) – Reception Room, Bedroom with WC and Shower Room, Bedroom with Bathroom and WC, Further Bedroom, Kitchen, Bathroom with WC and wash basin

GIA Approximately 153.29 sq m (1,650 sq ft)

Planning

Local Planning Authority: Royal Borough of Kensington and Chelsea.
Tel: 020 7361 3000.

Flat 27 – (UPRN NO(S) 217086640/217086620) Lapsed planning permission for 'extension of flat on fourth floor with roof extension, internal connections and creation of roof terrace', dated 13th March 2012.

Flat 28 – (Case reference: LB/14/0078) Listed Building Consent for internal reconfiguration, dated 9th April 2014.

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

