

London SW3 **57 Markham Street,** **Chelsea** **SW3 3NR**

- **A Freehold Mid Terrace Mixed Use Period Building extending to Approximately 107.4 sq m (1,156 sq ft)**
- **Proposed Accommodation, once Planning has been implemented with provide 144 sq m (1,550 sq ft)**
- Internally arranged to provide Two Self-Contained Flats and Two Floors of D1 Accommodation
- Planning Permission applied for Conversion of existing into a Single Family Dwelling House
- Benefitting from 5% Stamp Duty Land Tax (Commercial Rate)

Vacant Possession



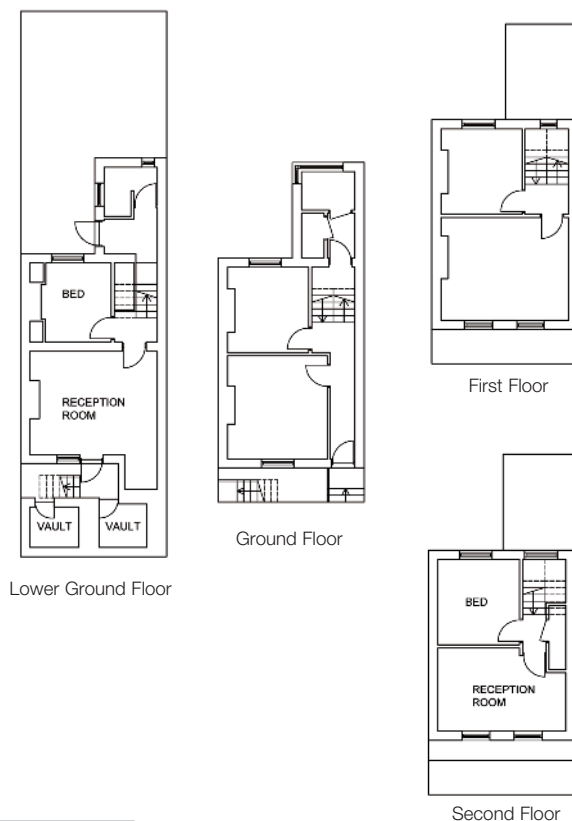
To View

The property will be open for viewing on Monday 4th April between 10.00 – 10.30 a.m. (Ref: TW).

Seller's Solicitor

Messrs Ison Harrison Solicitors (Ref: Mr Philip Smith).
 Tel: 0113 284 5000.
 Email: philip.smith@isonharrison.co.uk

VACANT – Freehold Building



Existing Floor Plans

Tenure

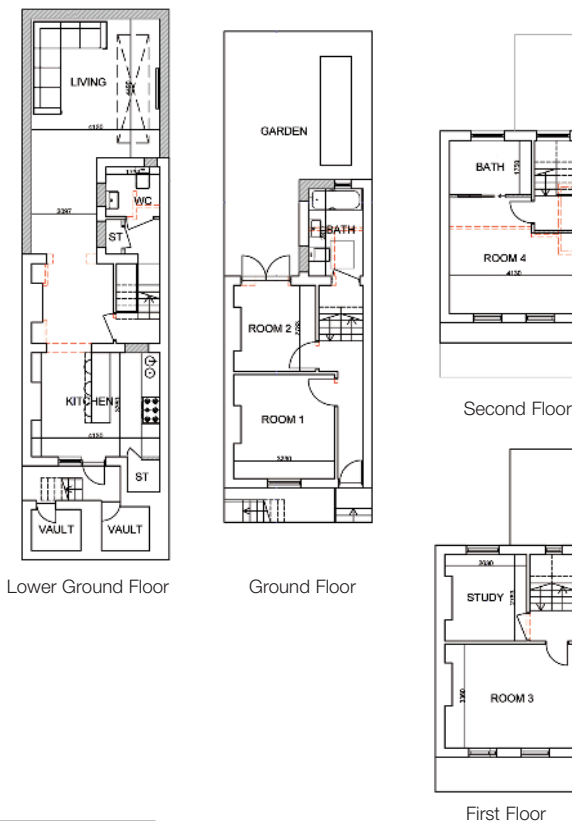
Freehold.

Location

Markham Street is an attractive residential street comprising terraced period houses which largely remain as single dwellings. The property is situated on the west side of Markham Street, which runs between King's Road to the south and Elysian Place to the north. Chelsea is one of the most prestigious areas within Central London, with Knightsbridge to the north and South Kensington to the west. Local bus routes are readily accessible along King's Road to the south, where an eclectic mix of boutiques and designer shops together with a vast array of cafés and bars can be found. Sloane Square is a 10 minute walk to the east, where London Underground services (Circle and District Lines) are available. The River Thames is a short walk to the south.

Description

The property comprises a mid terrace period building arranged over lower ground, ground and two upper floors beneath a tiled mansard roof. The property currently provides a self-contained lower ground floor flat, 'D1' accommodation at ground and first floors and a self-contained second floor flat. The property benefits from a small patio garden to the rear which is accessible from the lower ground floor flat.



Proposed Floor Plans

Accommodation

Lower Ground Floor – Reception Room/Kitchen, Bedroom, Bathroom, Access to Garden

Ground Floor – Two Reception Rooms, WC

First Floor – Reception Room, Office

Second Floor – Reception Room/Kitchen, Bedroom, Shower Room

Commercial NIA 46.4 sq m (500 sq ft)

Residential GIA 60.9 sq m (656 sq ft)

Proposed accommodation, once planning has been implemented will provide 144 sq m (1,550 sq ft)

Planning

Local Planning Authority: The Royal Borough of Kensington and Chelsea.

Tel: 020 7937 5464.

Email: planning@rbkc.gov.uk

An application for planning permission has been submitted for 'conversion of property into a single dwelling house; erection of rear extension at lower ground and ground floor levels with roof-light and outdoor patio terraced area. Installation of patio doors in place of window at ground floor level to access garden.' Prospective purchasers are referred to a letter within the legal documentation supplied by CDN Planning dated 2nd March 2016. This is available to download at www.allstop.co.uk

Registration Date: 22nd February 2016.

Planning Case Reference: PP/16/008877.

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.allstop.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.

