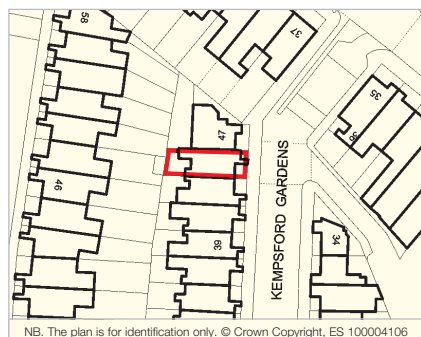


London SW5

45 Kempford Gardens, Earls Court SW5 9LA

- **A Freehold Well Located Mid Terrace Four Storey HMO Building**
- Internally arranged to provide a Lower Ground Floor Studio Flat together with Six Letting Rooms and Ancillary Accommodation above
- Planning Permission for Conversion to Provide Five Self-Contained Flats

Vacant Possession upon Completion



To View

The property will be open for viewing every Tuesday and Thursday before the Auction between 11.00 – 11.30 a.m. (Ref: OG).

Seller's Solicitor

Messrs Debenhams Ottaway
(Ref: Ms Ruth Boulton).
Tel: 01923 289917.
Email: rlb@dolegal.co.uk

VACANT – Freehold Building



Tenure

Freehold.

Location

The property is located on the north side of Kempford Gardens close to its junction with Warwick Road. Local shops, bars and restaurants are available along the popular Old Brompton and Earls Court Roads with the fashionable shopping areas of High Street Kensington and Kings Road also being within reach. Earls Court Underground Station (Piccadilly and District Lines) and West Brompton Rail Station are both within walking distance. The nearby A4 provides direct access to the M4 Motorway and local bus routes run along Warwick Road.

Description

The property comprises a mid terrace HMO building arranged over lower ground, raised ground and two upper floors. The building is internally arranged to provide a lower ground floor studio flat together with further residential accommodation above. There is a garden to the rear.

Accommodation

Lower Ground Floor – Studio Flat, Further Room, Separate Kitchen
Ground Floor – Two Rooms, Separate WC and Boiler Room
First Floor – Two Rooms, Kitchen, Bathroom, Separate WC
Second Floor – Two Rooms, Kitchen, Bathroom

We are informed that the property currently extends to approximately 2,270 sq ft.

Tenancy

The entire building is currently subject to various Assured Shorthold Tenancies. The tenants are in the process of vacating and the building will be offered with vacant possession upon completion.

Planning

Local Planning Authority: London Borough of Kensington and Chelsea.
Tel: 0207 361 3000.

Planning permission was granted on 19th August 2014 for 'change of use from House in Multiple Occupation and single studio flat, to five studio flats, including creation of roof extension to provide additional floor'.

We understand that the completed scheme will provide a gross area of approximately 247.3 sq m (2,662 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.alltop.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.