

## London WC2N

### 12 Craven Street

### WC2N 5PB

- **A Freehold Grade II Listed Attractive Well Located Five Storey Mid Terrace Period House**
- Extending to Approximately 426 sq m (4,608 sq ft)
- Providing Six Bedroom Accommodation
- Subject to an Occupancy on Terms Unknown
- West End Location

On the instructions of A Kisby MRICS and P Mayo MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

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#### Tenure

Freehold.

#### Location

Craven Street is situated to the south of London's West End and runs between The Strand and Northumberland Avenue. Nearby attractions include The Playhouse Theatre, the River Thames, Hungerford Foot Bridge and Embankment Pier. The property is within easy walking distance of London Charing Cross Rail Station and Embankment Underground Station (District, Circle, Bakerloo and Northern Lines). Trafalgar Square (the home of Nelson's Column and National Portrait Gallery) is easily accessible and the open spaces of St James's Park are within walking distance to the west.

#### Description

The property comprises an attractive period mid terrace building arranged over lower ground, raised ground and four upper floors. The property benefits from a lift and a narrow terrace off the ground floor.

#### Accommodation

The property was not internally inspected by Allsop. The following information was obtained from a Valuation Report. We understand that the property provides:

**Lower Ground Floor** – Kitchen, TV Room, Bedroom, Cloakroom, Under Pavement Vaults including Shower, Turkish Bath and Utility Room

**Ground Floor** – Reception Room and Dining Room

**First Floor** – Bedroom with Dressing Area and Bathroom, Cloakroom to Half Landing

**Second Floor** – Bedroom, Dressing Area and Bathroom

**Third Floor** – Bedroom, Dressing Area and Bathroom, Cloakroom to Half Landing

**Fourth Floor** – Two Bedrooms, Shower Room

NB. The property was not measured by Allsop. We understand the property extends to approximately 426 sq m (4,608 sq ft).

#### Tenancy

The property is subject to an Occupancy on terms unknown.



#### Seller's Solicitor

Messrs TLT (Ref: Matthew Grimwood).  
Tel: 0333 006 0393.  
Email: matthew.grimwood@titsolicitors.com

#### Freehold House

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.