

London SW7

Flat 2, 32 Brechin Place, South Kensington SW7 4QA

- A Short Leasehold Well Located Self-Contained Raised Ground Floor Flat
- Patio Garden to Rear
- Gross Internal Area Approximately 65 sq m (700 sq ft)

Vacant Possession



To View

The property will be open for viewing every Tuesday and Thursday before the Auction between 9.30 – 10.00 a.m. and on Wednesday 2nd September between at 5.30 p.m. These are open viewing times with no need to register. (Ref: LK).

Seller's Solicitor

Messrs Moore Blatch (Ref: MW).
Tel: 01590 625800.
Email: mike.wilson@mooreblatch.com

VACANT – Short Leasehold Flat



Tenure

Leasehold. The property is held on a lease expiring 4th August 2029 (thus having approximately 14 years unexpired) at a current ground rent of £50 per annum.

NB. A Section 42 Notice, for a statutory 90 year lease extension, has been served.

Location

The property is located in a well established area of South Kensington within the Royal Borough of Kensington and Chelsea. The property is situated on the north side of Brechin Place, to the west of its junction with Gloucester Road. Local amenities are readily available along both Gloucester Road and Old Brompton Road. The further and more extensive shopping facilities of South Kensington, Fulham Road, King's Road and the West End are all within easy reach. Gloucester Road and South Kensington Underground Station (Piccadilly, District and Circle Lines) are located approximately 0.4 and 0.3 miles to the north-east and west respectively. The A4 to the north provides access to Central London and the M4 and M25 Motorways. The Royal Marsden Hospital and Chelsea and Westminster Hospital are nearby. The open spaces of Hyde Park are to the north.

Description

A charming, south facing, two bedroom flat, arranged over the raised ground floor of a well maintained mid terrace period conversion. Presented in reasonable order throughout, with the added benefit of its own private patio garden, offering a further 25.90 sq m (278 sq ft) of external entertaining space. With attractive aspects over a stunning communal garden, to which the flat enjoys access from the corner of Hereford Square, the apartment should be regarded as being quietly positioned, with a sense of greenery and plenty of natural light. Internally, the flat extends to approximately 65 sq m (700 sq ft) of well arranged accommodation. Of particular note is the south facing reception room, with high ceilings and a large bay window, which provides this impressive room with a sense of space and grandeur.

Accommodation

Entrance Hall, Reception Room, Open Plan Kitchen, Two Bedrooms, Bathroom, Private Patio Garden, Access to Communal Gardens and Qualification for RBKC Parking Permits.

NB. Access to Rear Patio Garden is via a Bedroom.

Gross Internal Area Approximately 65 sq m (700 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.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.