

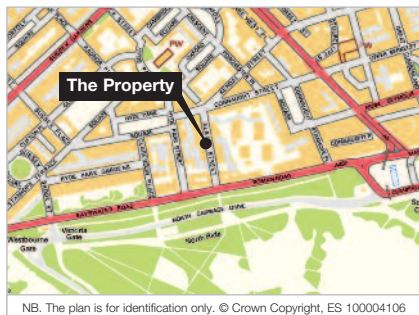
London W2

20 Albion Street, Hyde Park Estate W2 2AS

- A Freehold Grade II Listed Mid Terrace House
- GIA Approximately 273 sq m (2,938 sq ft)
- Rear Garden
- Planning Permission and Listed Building Consent for 'Demolition of Rear Conservatories at Ground and First Floor and Construction of New Rear Extension' and 'Reconfiguration and Redecoration of Internal Areas'

Vacant Possession

**FIRST TIME ON THE OPEN
MARKET IN OVER 35 YEARS**



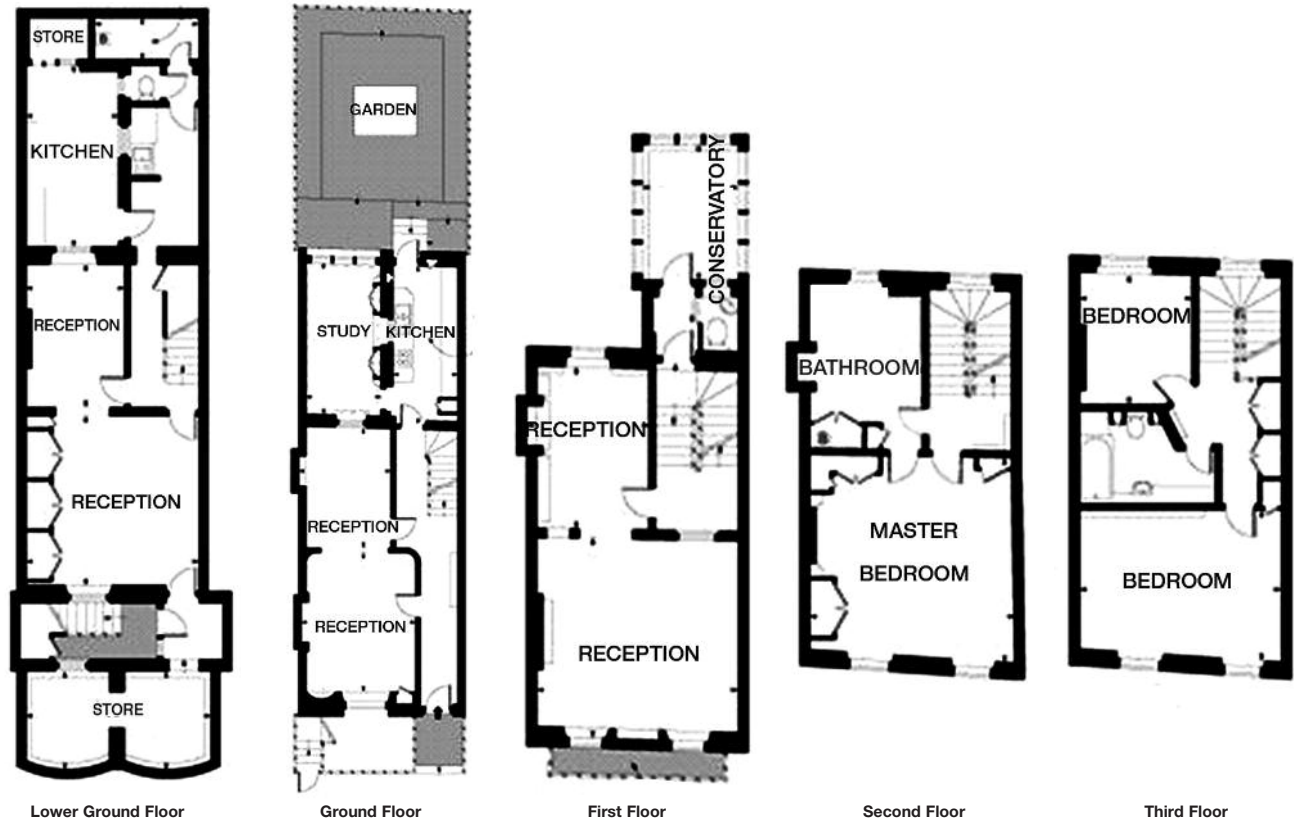
To View

The property will be open for viewing on Wednesday 17th June between 3.30 – 4.00 p.m. (Ref: TW).

Seller's Solicitor

Messrs Farooq Bajwa & Co Solicitors
(Ref: Mr Norman Fisher).
Tel: 0203 174 0332.
Email: norman@farooqbajwa.com

**VACANT –
Freehold House with Planning
Permission**



Tenure

Freehold.

Location

Albion Street runs north from Bayswater Road to Connaught Street, in the heart of the Hyde Park Estate, which is bounded by Edgware Road, Bayswater Road and Sussex Gardens. Developed in the 19th Century, the majority of the Freehold interests in the Estate are owned by the Church Commissioners for England. Estate plans and further information can be viewed at the website www.hydeparkestate.com. The property is situated on the west side of the road around 100 yards from Bayswater Road. Marble Arch together with its Underground Station (Central Line) is available within a 5 minute walk to the east. London Paddington Station (National Rail and London Underground Services) is also close by to the north-west. The local shops, cafés and boutiques of Connaught Street are readily available with the fully comprehensive offerings of London's West End being accessible approximately a mile to the east. The open spaces of London's Hyde Park are immediately to the south.

Description

The property comprises a Grade II Listed mid terrace house arranged over lower ground and four upper floors. The property extends (GIA) to approximately 273 sq m (2,938 sq ft) and benefits from a garden to the rear.

The property is offered with the benefit of planning permission and Listed Building Consent for demolition of the rear conservatories at ground and first floors and construction of a new rear extension as well as for reconfiguration and redecoration of the internal areas.

Accommodation

Lower Ground Floor – Entrance Lobby, Reception Room through to Further Reception Room, Kitchen, Separate WC, Store Room
Ground Floor – Reception Room through to Further Reception Room, Kitchen, Conservatory with doors to Garden
First Floor – Reception Room through to Further Reception Room, Conservatory Room, Separate WC
Second Floor – Bedroom with En-Suite Bathroom
Third Floor – Two Bedrooms, Bathroom/WC

GIA Approximately 273 sq m (2,938 sq ft)

Planning

Local Planning Authority: Westminster City Council.
Tel: 0207 641 6500.

The property is to be offered with Planning Permission (Ref: 14/10702/FULL) and Listed Building Consent (Ref: 14/10703/LBC) both dated 10th December 2014 for 'Demolition of rear conservatories at ground and first floor and construction of new rear extension' and 'Reconfiguration and redecoration of internal areas'.

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.

