

London W14

69 'West Kensington Mansions', Beaumont Crescent, West Kensington W14 9PF

- A Leasehold Self-Contained Third and Fourth Floor Maisonette situated within a Mansion Block
- GIA extending to Approximately 134.52 sq m (1,448 sq ft)
- Possible Potential for Sub-Division and Reconfiguration to provide Two Self-Contained Flats subject to obtaining all necessary consents



To View

The property will be open for viewing every Thursday and Saturday before the Auction between 11.15 – 11.45 a.m. (Ref: UD).

Seller's Solicitor

Messrs Collins Benson Goldhill LLP
(Ref: AH).
Tel: 0207 462 6961.
Email: ah@cbglaw.co.uk

VACANT – Leasehold Maisonette



Tenure

Leasehold. The property is held on a lease for a term of 125 years from 25th March 1997 (thus having approximately 108 years unexpired) at a current ground rent of £200 per annum.

Location

The property is situated on the west side of Beaumont Crescent, almost opposite its junction with Castletown Road and immediately off North End Road (B317). The local amenities of West Kensington are readily accessible with the further extensive shopping facilities of Kensington High Street also being available to the north-east. The open green spaces of Holland Park are within close proximity to the north.

Description

The property comprises a self-contained third and fourth floor maisonette situated within a mansion block arranged over lower ground, raised ground and four upper floors.

Accommodation

Third Floor – Four Bedrooms, Kitchen/Breakfast Room, Two Bathrooms (Each with WC and wash basin)

Fourth Floor – Reception Room, Two Further Bedrooms either side of Reception Room

GIA Approximately 134.52 sq m (1,448 sq ft)

Planning

Local Planning Authority: Hammersmith & Fulham.
Email: planning@lbhf.gov.uk
Tel: 0208 748 8588.

The property affords potential for sub-division to provide two self-contained flats subject to obtaining all necessary consents.

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.

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.