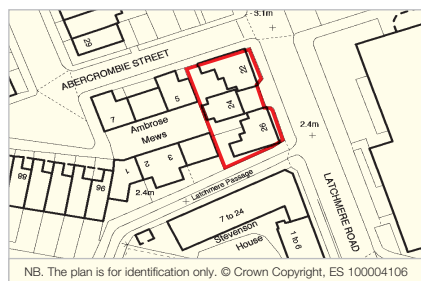


London SW11 Latchmere Court, Latchmere Road, Battersea SW11 2DX

- **Well Located Freehold Part Gated Courtyard Development**
 - Comprising Three Buildings extending (GIA) to Approximately 352.7 sq m (3,797 sq ft) in total
 - Planning Permission for Extension and Conversion to provide Six Residential Units (2 x One Bedroom, 2 x Two Bedroom and 2 x Three Bedroom Apartments) with GIA totalling approximately 479 sq m (5,155 sq ft)
 - No S.106 contributions or affordable housing will apply to the approved scheme
 - Potential for Alternative Schemes including two roof terraces subject to obtaining all necessary consents
 - Close to Battersea Park and Clapham Junction Station
 - To be offered Collectively as One Lot
- ### Vacant Possession



To View

The property will be open for viewing every Wednesday and Saturday before the Auction between 2.00 – 2.30 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Teacher Stern (Ref: SR).
Tel: 0207 611 2348.
Email: s.rifkin@teacherstern.com

**VACANT –
Freehold Buildings with Planning
Permission**



Tenure

Freehold.

Location

The property is situated on the west side of Latchmere Road (A3220), opposite its junction with Burns Road. Local amenities are available along Battersea Park Road and around Battersea Square including Gordon Ramsey's 'London House' restaurant. The further shopping facilities, restaurants and bars available along King's Road to the north and at Clapham Junction and along the popular Northcote Road to the south are also accessible. Regular rail services to London's Victoria and Waterloo Stations run from Clapham Junction Station, located approximately 0.6 miles to the south-west, together with Battersea Park Rail Station which is located approximately 0.9 miles to the east. Regular bus services run along Battersea Park Road towards the City, Wandsworth, Clapham and Chelsea. The A3, A205, A23 and A24 are all easily accessible. The open spaces of Battersea Park, offering a wide variety of leisure facilities is close by together with Latchmere Leisure Centre. The American Embassy is also being relocated to the nearby Nine Elms area. Chelsea is also approximately one mile from Battersea. The Lighthouse Pub and Restaurant, The Latchmere Pub and theatre are close by. The proposed Northern Line extension will provide two new Underground stations at Nine Elms and Battersea Power Station.

Description

The property comprises three buildings, each arranged over ground and first floors beneath a roof. Each property benefits from a rear garden/patio.

The properties are to be offered with planning permission for extension and conversion to provide six residential units (2 x one bedroom, 2 x two bedroom and 2 x three bedroom apartments) totalling GIA approximately 478.9 sq m (5,155 sq ft).

Accommodation

A schedule of both existing and proposed Accommodation is set out below/opposite.

Planning

Wandsworth Borough Council Tel 020 8871 7620
Planning permission (Ref 2015/2648 and 2015/2649) for 'extension and conversion to provide six residential units (2 x one bedroom, 2 x two bedroom and 2 x three bedroom apartments) totalling 478.9 sq m (5,155 sq ft) GIA'.

Copies of the plans are available on request from the auctioneers. Please email zoe.baxter@allsop.co.uk.

The property may offer potential for alternative schemes, including two roof terraces, subject to obtaining all necessary consents.

Overage

A £50,000 overage is payable on building Number 22 and Number 26 when converted into multiple dwellings, equating to £100,000 in total.

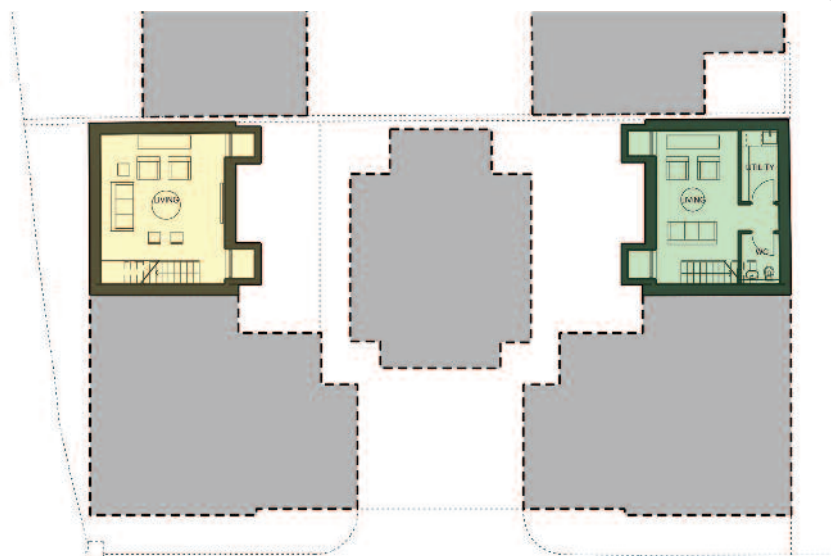
No.	Floor	Existing Accommodation	Existing Total GIA sq m (sq ft)	
22	Ground	Reception Room, One Bedroom, Kitchen through to Utility Room and Separate WC with wash basin	131 sq m	(1,409 sq ft)
	First	Four Bedrooms and Bathroom with WC and wash basin		
24A	Ground	Reception Room through to Kitchen, One Bedroom and Bathroom with WC and wash basin	41 sq m	(441 sq ft)
24B	First	Reception Room through to Kitchen, One Bedroom and Bathroom with WC and wash basin	50 sq m	(538 sq ft)
26	Ground	Reception Room, One Bedroom, Kitchen through to Utility Room and Separate WC with wash basin	131 sq m	(1,409 sq ft)
	First	Four Bedrooms and Bathroom with WC and wash basin		
Total			353 sq m	(3,797 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.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.

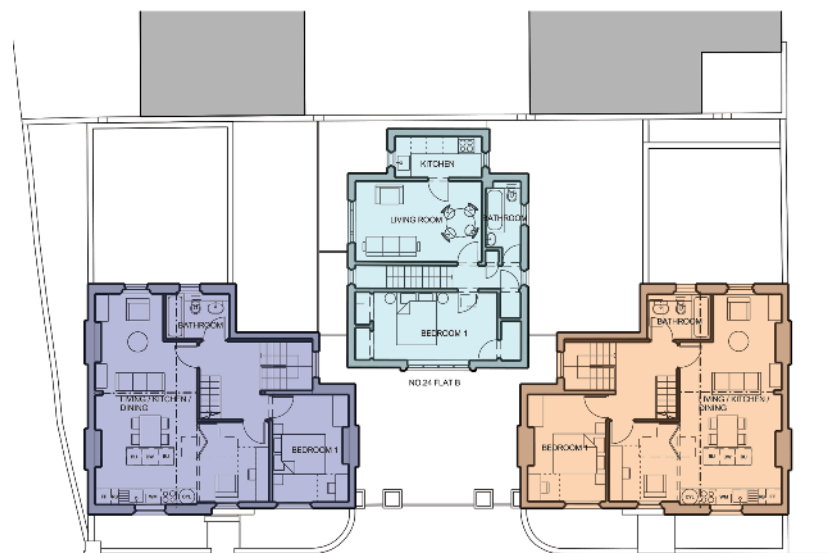
Proposed Floor Plans



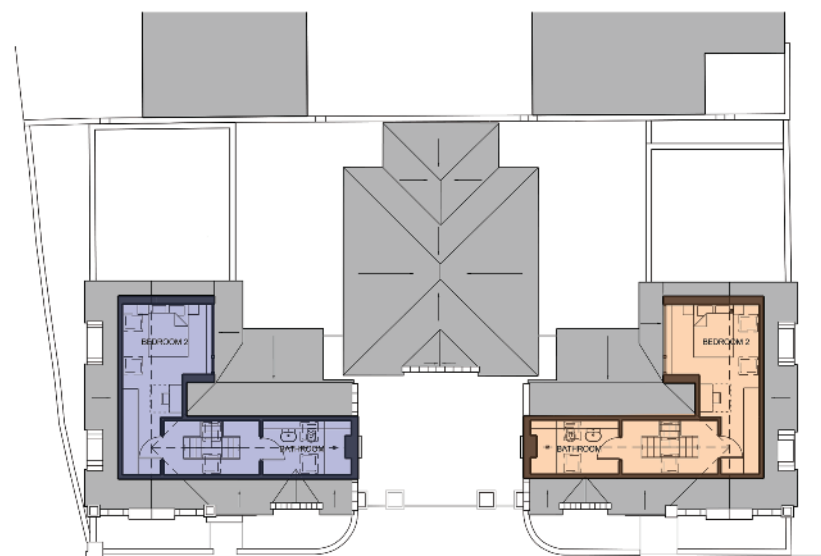
Lower Ground Floor



Ground Floor



First Floor



Second Floor

No.	Floor	Proposed Accommodation	Proposed Total GIA sq m (sq ft)	
22A	Lower Ground	Living Room	107 sq m	(1,152 sq ft)
	Ground	Living/Kitchen/Dining Room (access to Garden), Master Bedroom with En-Suite Shower Room with wash basin/WC, Two Further Bedrooms, Bathroom with Shower and wash basin/WC		
22B	First	Living/Kitchen/Dining Room, Study Area, One Bedroom, Bathroom with wash basin/WC	87 sq m	(936 sq ft)
	Second	One Bedroom, Shower Room with wash basin/WC		
			Total 194 sq m	(2,088 sq ft)
24A	Ground	Reception Room (access to Patio) through to Kitchen, One Bedroom, Bathroom with wash basin/WC	41 sq m	(441 sq ft)
24B	First	Reception Room through to Kitchen, One Bedroom, Bathroom with wash basin/WC	50 sq m	(538 sq ft)
			Total 91 sq m	(979 sq ft)
26A	Lower Ground	Sitting Room, Utility Room, Separate WC/wash basin	107 sq m	(1,152 sq ft)
	Ground	Living/Kitchen/Dining Room (access to Garden), Master Bedroom with En-Suite Shower Room with wash basin/WC, Two Further Bedrooms, Bathroom with Shower and wash basin/WC		
26B	First	Living/Kitchen/Dining Room, Study Area, One Bedroom, Bathroom with wash basin/WC	87 sq m	(936 sq ft)
	Second	One Bedroom, Shower Room with wash basin/WC		
			Total 194 sq m	(2,088 sq ft)
Grand Total			479 sq m	(5,155 sq ft)