

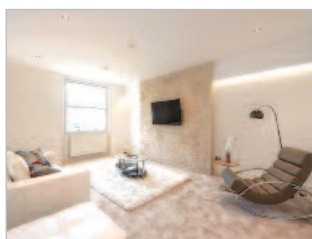
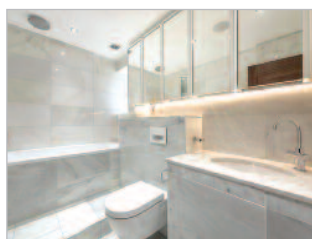


Tenure

Long Leasehold. The property is held on a lease for a term of 999 years from 25th December 2013 (thus having approximately 995 years unexpired) at a current ground rent of £1 per annum.

Location

The property is located on the east side of Gloucester Terrace, to the north of its junction with Cleveland Terrace. Shops and amenities, including Whiteleys Shopping Centre, are available close by. Underground services run from Royal Oak (Circle and Hammersmith & City Lines) and Lancaster Gate (Central Line) Stations, whilst Paddington Rail Station is also within walking distance. The open spaces of Hyde Park and Kensington Gardens are within easy reach.



Description

The property comprises a self-contained third floor flat situated within an attractive part stucco fronted building arranged over lower ground, ground and three upper floors.

Accommodation

Reception Room, Two Bedrooms, Bedroom with En-Suite Bathroom, Kitchen, Further Bathroom

GIA Approximately 110.7 sq m (1,192 sq ft)

Tenancy

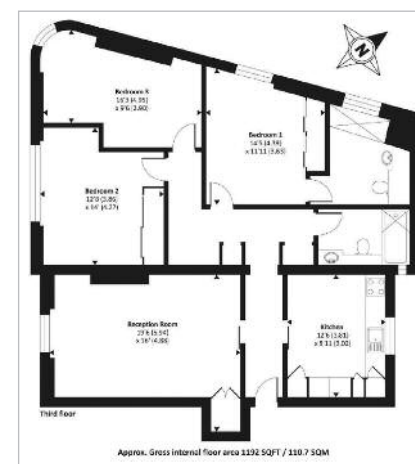
The property is subject to an Assured Shorthold Tenancy for a term of 18 months from 1st August 2017 at a current rent of £3,033.33 per calendar month.

London W2

Flat 7, 166 Gloucester Terrace, Bayswater W2 6HR

- **A Long Leasehold Self-Contained Third Floor Flat**
- Providing Three Bedroom Accommodation
- Extending to Approximately 110.7 sq m (1,192 sq ft)
- Subject to an Assured Shorthold Tenancy
- Current Gross Rent Reserved **£36,399.96 per annum (equivalent)**

BY ORDER OF A FUND



Seller's Solicitor

Messrs Perrin Myddelton (Ref: A Marris).
Tel: 01582 466145.
Email: a.marris@pmsolicitors.co.uk

INVESTMENT – Long Leasehold Flat

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 £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000.
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.