

## London W1H

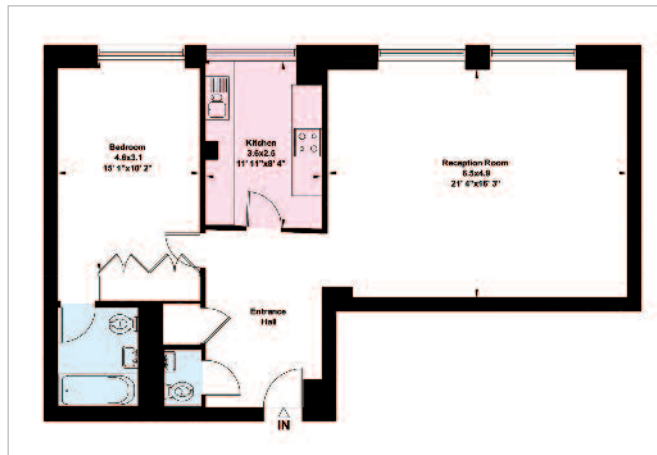
### 1 Bilton Towers, Great Cumberland Place, Marble Arch W1H 7LB

- A Leasehold Well Located Self-Contained Raised Ground Floor Flat
- Situated within a well maintained Purpose Built Block with 24 Hour Portage
- GIA extending to approximately 76 sq m (826 sq ft)
- Benefitting from Communal Garden and separate Basement Storage Room
- Potential for Conversion to provide Two Bedroom Accommodation subject to obtaining all necessary consents
- Secure Car Parking available (by separate negotiation)

### Vacant Possession



### VACANT – Leasehold Flat



#### Tenure

Leasehold. The property is held on a lease for a term of 189 years from 29th September 1949 (thus having approximately 122 years unexpired) at a current ground rent of £77.50 per annum.

#### Location

Bilton Towers is situated on the west side of Great Cumberland Place, immediately to the north of its junction with Seymour Street. The extensive shops and amenities of both Oxford Street and Bond Street, including Selfridges, are readily accessible, whilst the property is also close to the fashionable and diverse cafés and restaurants of Mayfair and Marylebone. The wide open spaces of Hyde Park are just steps to the south, as is Marble Arch Underground Station (Central Line). The nearby A5 and A40 both provide access to the A406 (North Circular Road) and M1 and M40 Motorways.

#### Description

The property comprises a self-contained raised ground floor flat situated within a purpose built block arranged over basement, ground and six upper floors. The property benefits from floor to ceiling windows, high ceilings, underfloor heating, 24/7 climate control and a fully fitted kitchen and may afford potential for conversion to provide two bedroom accommodation subject to obtaining all necessary

consents. The flat further benefits from a separate basement storage room. Bilton Court provides a communal garden, 24 hour portage and lifts to all floors. Secure car parking is available on site by separate negotiation at a preferential resident's rate of £1,500 per annum.

#### Accommodation

Reception Room, Bedroom with En-suite Bathroom with WC and wash basin, Kitchen, Cloakroom/WC with wash basin, Store, Further Basement Storage Room

The property extends (GIA) to approximately 76 sq m (826 sq ft)

#### To View

The property will be open for viewing every Tuesday and Saturday before the Auction between 11.00 – 11.30 a.m. These are open viewing times with no need to register. (Ref: HM and T.B.C.)

#### Seller's Solicitor

Messrs Fishman Brand Stone Solicitors (Ref: Mr P Neidle).

Tel: 0207 535 1774.

Email: pdn@fishmanbrandstone.com

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.allso.co.uk](http://www.allso.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.