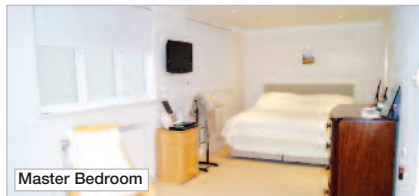
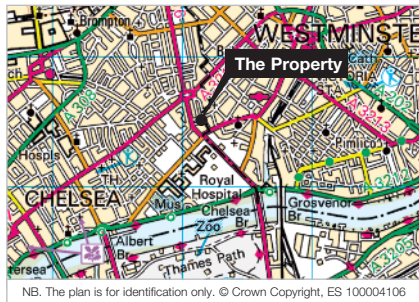


# London SW1 6 Holbein Mews, Chelsea SW1W 8NN

- **A Freehold Mews House**
- GIA Extending to Approximately 184.03 sq m (1,981 sq ft)
- Sought after Location close to Sloane Square
- Previously the subject of Planning Permission for a Two Storey Subterranean Extension (Now Lapsed)
- An Application for a Lawful Development Certificate for a Single Basement Subterranean Extension has been submitted (Decision pending)

## Vacant Possession



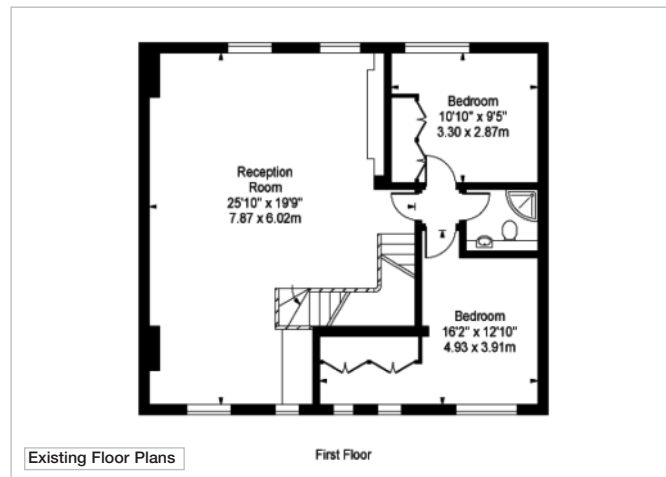
### To View

The property will be open for viewing every Tuesday and Thursday before the Auction starting from Thursday 3rd September between 9.30 – 10.00 a.m. These are open viewing times with no need to register. (Ref: WT).

### Seller's Solicitor

Messrs Elaine Investments  
(Ref: Nancy Lei Sun).  
Tel: 0207 631 3435.  
Email: law@eim-ltd.com

### VACANT – Freehold Mews House



### Tenure

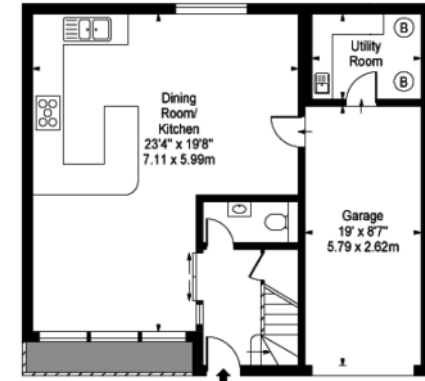
Freehold.

### Location

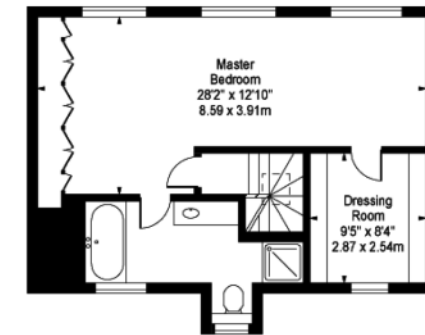
The property is situated on the south side of Holbein Mews to the west of its junction with Lower Sloane Street (A3216). An extensive range of boutiques, shops, bars and restaurants is available in the area both around Sloane Square and along fashionable King's Road whilst the neighbouring areas of Knightsbridge, Kensington and Fulham are also close at hand. Sloane Square Underground Station is close by and provides services on the Circle and District lines, while the nearby A4 (Knightsbridge) and A3212 (Chelsea Embankment) are also readily accessible. An extensive range of leisure pursuits are available in the area, including both the Earls Court and Olympia London Exhibition Centres, the Saatchi Gallery, the Victoria and Albert, Science and Natural History Museums and the Royal Albert Hall. The open green spaces of both Battersea Park and Hyde Park are also accessible close by. The sites of both the former Battersea Power Station and Chelsea Barracks, which are currently being redeveloped to provide a mix of high end apartments and both retail and leisure facilities, are a short distance to the south.

### Description

The property comprises an attractive Mews House arranged over ground and two upper floors. The property benefits from an integral garage and air conditioning. The property affords potential for excavation and extension into a basement subject to obtaining all necessary consents.



Ground Floor



Second Floor

### Accommodation

**Ground Floor** – Dining Room/Kitchen, Cloakroom/WC, Utility Room, Garage

**First Floor** – Reception Room, Two Bedrooms, Shower Room/WC with wash basin

**Second Floor** – Master Bedroom/Dressing Room off an En-Suite Bathroom/Shower, WC and wash basin

**GIA extending to approximately 184.03 sq m (1,981 sq ft)**

### Planning

Local Planning Authority: The Royal Borough of Kensington & Chelsea.  
Tel: 020 7361 3012.

The property was previously the subject of Planning Permission (Ref:PP/10/01045) dated 4th August 2010 for a 'Two Storey subterranean extension to dwelling house' (Now Lapsed).

An application for a Lawful Development Certificate (Ref: CL/15/04286) for a 'single basement subterranean extension' was submitted dated 30th July 2015. The application is pending and the target date for a decision is 24th September 2015.

Copies of the plans and planning application are available from the Auctioneers upon request. Please email [simon.hepworth@allsop.co.uk](mailto:simon.hepworth@allsop.co.uk)

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](http://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.



