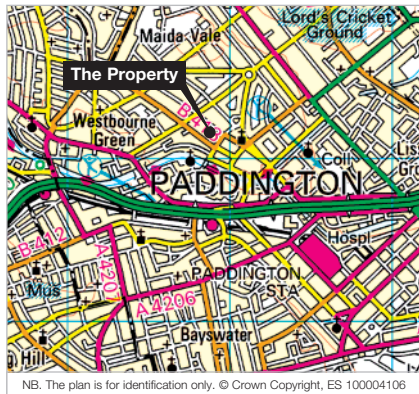


London W9

84C Warwick Avenue, Maida Vale W9 2PU

- **A Leasehold Self-Contained Purpose Built First Floor Flat**
- Providing Four Room Accommodation
- Subject to a Regulated Tenancy
- Current Gross Rent Reserved
£11,778 per annum

**FIRST TIME ON THE MARKET
FOR APPROXIMATELY 40 YEARS**



Seller's Solicitor

Messrs Statham Gill Davies
(Ref: Ms S Chamberlain).
Tel: 0207 317 3210.
Email: sarah.chamberlain@sgdllaw.com



Tenure

Leasehold. The property is to be held on a new lease for a term of 125 years from the date of completion at an initial ground rent of £155 per annum (rising).

Location

The property is situated on the north side of Warwick Avenue, not far from its junction with Sutherland Avenue. Little Venice, home to a number of waterside cafés, pubs and eateries, is close by. A more extensive range of shops and amenities is available within the West End to the south-east. Access to the London Underground network is provided by Warwick Avenue Station (Bakerloo Line), which is within a 5-minute walk to the south-east. The property is well served by several bus routes heading into the centre of London, whilst Edgware Road (A5) provides access to the M1 and in turn the M25 Motorways. Paddington Recreation Ground is within a 10-minute walk to the north.

Description

The property comprises a self-contained flat occupying the entire first floor of a detached building arranged over lower ground, raised ground and two upper floors.

Accommodation

The property was not internally inspected by Allsop. The following information was obtained from the Electronic Rent Register. Four Rooms, Kitchen, Bathroom, WC

A floor plan will be added to our website during the week commencing 14th September 2015 (www.allsop.co.uk)

Tenancy

The property is subject to a Regulated Tenancy at a registered rent of £226.50 per week. (Effective date: 1st May 2015)

INVESTMENT – 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 £750 (including VAT) upon exchange of sale memoranda.