

## London SW7

### Lower Ground Floor Room, 30 Queen's Gate Gardens, South Kensington SW7 5RP

#### Tenure

Leasehold. The property is held on a lease for a term of 150 years from 25th March 1980 (thus having approximately 113 years unexpired) at a peppercorn ground rent. There is no liability towards the building's insurance or service charge.

#### Location

The property is situated on the east side of Queen's Gate Gardens, to the south of its junction with Queen's Gate Place. Centrally located, the property is less than 0.2 miles from Gloucester Road Underground Station (Circle, District and Piccadilly Lines), whilst Hyde Park is less than half a mile to the north.

#### Description

The property comprises a lower ground floor room, which extends to approximately 19 sq m (205 sq ft). The room benefits from natural light via an external window and can be accessed from either the main raised ground floor entrance or via the lower ground floor entrance.

**A Leasehold Lower Ground Floor Room with Development Potential extending (GIA) to Approximately 19 sq m (205 sq ft). Possible potential for a variety of Uses subject to obtaining all necessary consents**

**RESERVE PRICE NOT TO EXCEED £150,000**

#### Accommodation

**Lower Ground Floor Room extending (GIA) to Approximately 19 sq m (205 sq ft)**

#### Planning

Local Planning Authority: The Royal Borough of Kensington & Chelsea.

Website Address: [www.rbkc.gov.uk/planning](http://www.rbkc.gov.uk/planning)  
The property may be suitable for a variety of uses ranging from storage, office and residential subject to obtaining all necessary consents.

#### To View

The property will be open for viewing every Wednesday and Saturday before the Auction between 2.45 – 3.15 p.m. These are open viewing times with no need to register. (Ref: UD).

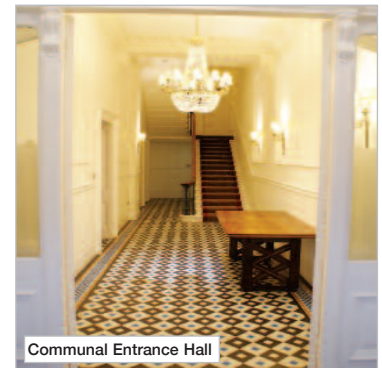
#### Seller's Solicitor

Messrs Russell Cooke (Ref: Kathrin McClintock).  
Tel: 0207 405 6566.  
Email: [kathrin.mcclintock@russell-cooke.co.uk](mailto:kathrin.mcclintock@russell-cooke.co.uk)

## Vacant Possession



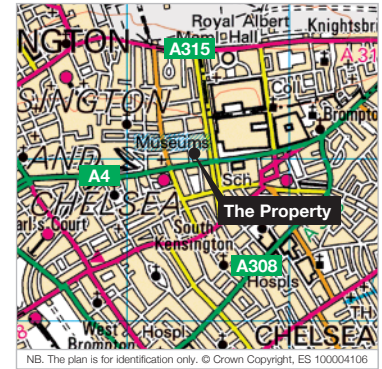
Front Elevation of Building



Communal Entrance Hall



The Property



NB. The plan is for identification only. © Crown Copyright, ES 100004109

## VACANT – Leasehold Room

## London W8

### Flat Roof and Airspace to the Rear at First Floor Level, 40 Palace Gardens Terrace, Kensington W8 4RP

#### Tenure

Leasehold. The property is held on a lease for a term of 125 years from 15th March 2001 (thus having approximately 109 years unexpired) at a ground rent of £50 per annum.

#### Location

The property is situated on the east side of Palace Gardens Terrace, to the south of its junction with Brunswick Terrace. High Street Kensington and Notting Hill Gate Underground Stations are both within half a mile of the property and both Kensington Gardens and Hyde Park are close by. Extensive shopping and other local amenities are available along Kensington High Street to the south and along Notting Hill Gate to the north.

#### Description

The property comprises a flat roof area to the rear and at first floor level which extends to approximately 7.65 sq m (82 sq ft) which is sold together with the airspace above. The property may afford development potential, subject to obtaining all necessary consents.

**Leasehold Flat Roof with Airspace above at First Floor Level and to Rear of the Building. Possible Development potential subject to obtaining all necessary consents**

#### Accommodation

The property provides approximately 7.65 sq m (82 sq ft)

#### Planning

Local Planning Authority: The Royal Borough of Kensington and Chelsea.  
Email: [rbkc.gov.uk/planning](mailto:rbkc.gov.uk/planning)

The property was previously granted permission (Ref: PP/99/2520) dated 12th June 2000 for the erection of a first floor extension. Now lapsed. The property may afford development potential, subject to obtaining all necessary consents.

#### To View

The property will be open for viewing every Wednesday and Saturday before the Auction between 1.45 – 2.15 p.m. These are open viewing times with no need to register. (Ref: UD).

#### Seller's Solicitor

Messrs NC Morris & Co LLP (Ref: Mr C Joly).  
Tel: 01722 415215.  
Email: [charles.joly@ncmorris.co.uk](mailto:charles.joly@ncmorris.co.uk)

## Vacant



View next door

## VACANT – Leasehold Roof & Airspace

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