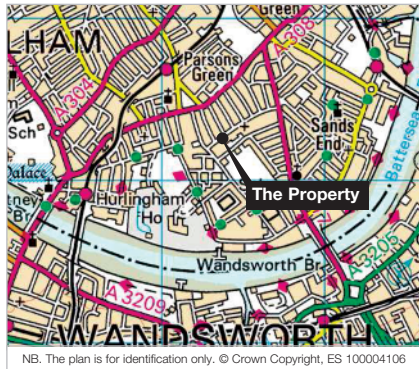


London SW6 60B Bradbourne Street, Fulham SW6 3TE

- **A Leasehold Self-Contained Ground Floor Flat with Basement**
- Planning Permission for Excavation of Front Basement and Rear Extension to provide a Self-Contained Lower Ground Floor and Ground Floor Maisonette

Vacant Possession



To View

The property will be open for viewing every Wednesday and Saturday before the Auction between 11.15 – 11.45 a.m. These are open viewing times with no need to register. (Ref: UD)

Seller's Solicitor

Messrs Anthony Gold (Ref: J Nokes).
Tel: 0207 940 4000.
Email: jonathan.nokes@anthonygold.co.uk

**VACANT –
Leasehold Flat with Planning
Permission**



Tenure

Leasehold. The property is held on a lease for a term of 125 years from 15th January 2001 (thus having approximately 111 years unexpired) at a current ground rent of £10 per annum.

Location

The property is located on the west side of Bradbourne Street, to the north of its junction with Studridge Street. New Kings Road (A308) is located to the north. A range of shops, bars and restaurants are available from Parsons Green to the north, Fulham to the north-east and Chelsea to the east. London Underground services run from Parsons Green Station (District Line) located less than half a mile to the north-west. The open spaces of Parsons Green and Eel Brook Common are located nearby.

Description

The property comprises a self-contained lower ground and ground floor flat situated within an end of terrace building arranged over lower ground, ground and two upper floors. The property benefits from a small communal yard to the rear.

Accommodation

Lower Ground Floor – Basement Storage (restricted height)

Ground Floor – Three Rooms (Shell Condition)

Approximate GIA 100.42 sq m (1,080 sq ft)

Planning

Local Planning Authority: Hammersmith and Fulham Borough Council.
Tel: 0208 753 1084.

To be offered with planning permission dated 28th September 2015 for the "erection of a single storey rear extension to the side and rear of the existing back addition following the removal of existing bay window at the side of back addition; excavation of the front, rear and side gardens to form lightwells in connection with enlargement of the existing basement; erection of an external staircase from basements to ground floor level at the front of the property; associated external alternations". (Application No: 2015/01253/OTHFP)

The implementation of the above will result in:

Lower Ground Floor – Two Bedrooms (One with En-Suite Shower Room), WC/wash basin, Separate Bathroom with WC/wash basin, Study Area, Further Reception Room

Ground Floor – Open Plan Kitchen/Reception Room, Utility Room, WC/wash basin

Proposed Gross Internal Floor Area (once planning has been implemented) Approximately 134 sq m (1,443 sq ft)

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.

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.