

London W11

First and Second Floor Maisonette, 54 Blenheim Crescent, Notting Hill W11 1NY

- A Leasehold (With Share of Freehold) Well Located First and Second Floor Maisonette with Planning Permission for a Mansard Roof Extension and a Roof Terrace
- Extending to (GIA) Approximately 104 sq m (1,056 sq ft)
- Planning Permission for a Mansard Roof Extension to provide a Third Bedroom and Bathroom and a Roof Terrace

Vacant Possession



To View

The property will be open for viewing every Wednesday and Saturday before the Auction between 2.15 – 2.45 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Fishman Brand Stone Solicitors
(Ref: Mr Peter Niedle).
Tel: 0207 935 2408.
Email: sgoya@fishmanbrandstone.com

**VACANT –
Freehold Maisonette with Planning**



Tenure

Leasehold (Share of Freehold). The property is held on a lease for a term of 125 years from 24th June 1986 (thus having approximately 99 years unexpired) at a current ground rent of £100 per annum.

Location

The property is located on the north side of popular Blenheim Crescent, which runs to the west of Ladbrooke Grove. Local shops and amenities are available within walking distance in Ladbrooke Grove. The further and more extensive facilities of the Westfield Shopping Centre are available to the west. The nearby A40 is accessible to the north and Ladbrooke Grove Underground Station (Hammersmith & City and Circle Lines) is within walking distance.

Description

The property comprises a self-contained maisonette situated on the first and second floors of a mid terrace building arranged over lower ground, raised ground and two upper floors.

Accommodation

First Floor – Reception Room, Kitchen, Shower Room with WC and wash basin

Second Floor – Two Bedrooms, Bathroom with WC/wash basin

The property was not measured by Allsop, we understand the property (GIA) extends to approximately 104 sq m (1,056 sq ft).

Planning

Local Planning Authority:
The Royal Borough of Kensington and Chelsea.
Tel: 0207 361 3012.

Planning permission was granted on 12th June 2015 for 'construction of mansard roof extension'.

Further planning consent for:

Creation of roof terrace on top of rear closet wing at second floor level involving erection of perimeter railings and window alteration to form French doors (dated: 15/10/2015).

Copies of the plans and planning permission documents are available from the Auctioneers upon request.

Please email richard.adamson@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.

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.