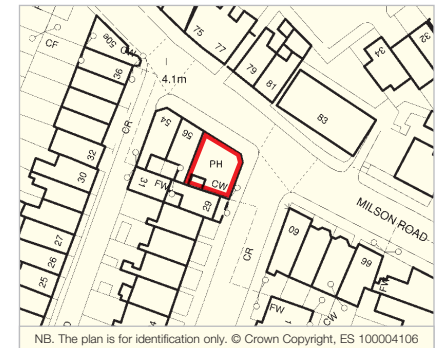


## London W14 'The Underbrook' (aka The Jam Tree), 58 Milson Road, West Kensington W14 0LB

- **A Freehold Prominent Corner Building extending to a GIA of Approximately 396.8 sq m (4,272 sq ft)**
- Formerly a Public House Premises
- Planning Permission for Conversion and Extension of Upper Parts to provide Three x 2 Bedroom Flats
- Possible potential for reconfiguration/extension to provide further Self-Contained Flats subject to obtaining all necessary consents

### Vacant Possession



#### To View

The property will be open for viewing every Tuesday and Thursday before the Auction between 9.30 – 10.00 a.m. (Ref: WT).

#### Seller's Solicitor

Messrs Streathers LLP  
(Ref: Mr Zach Reynolds).  
Tel: 0207 034 4208.  
Email: zreynolds@streathers.co.uk

**VACANT – Freehold Building  
with Planning Permission**



#### Tenure

Freehold.

#### Location

The Underbrook is located at the junction of Milson Road and Porten Road. Local shops and amenities are available along fashionable Kensington High Street which is within walking distance to the south, with the more extensive facilities of The Westfield Shopping Centre also being within walking distance to the north. The open spaces of Shepherds Bush Common and Holland Park are both within easy reach. Kensington Olympia Overground Station is within walking distance and Shepherds Bush Underground (Central Line services) is also within easy reach to the north.

#### Description

The property comprises an attractive corner building arranged over lower ground, ground and two upper floors. There is a cellar. The property is currently arranged to provide a public house premises over ground and first floors together with staff accommodation above.

#### Accommodation

**Lower Ground Floor** – Bar Area, Cellar Area with Hatch  
**GIA Approximately** 141 sq m (1,517 sq ft)

**Ground Floor** – Three Separate WC's (female) with wash basin, urinals with wash basin and Separate WC (male)  
**GIA Approximately** 92 sq m (990 sq ft)

**First Floor** – Former Kitchen Area and Boiler Room, Further Room (not inspected), Separate WC  
**GIA Approximately** 83 sq m (893 sq ft)

**Second Floor** – Four Rooms, Kitchen, Shower Room with WC  
**GIA Approximately** 81 sq m (872 sq ft)

**Total Existing GIA** 396.80 sq m (4,272 sq ft)  
**Total Proposed GIA** 496.85 sq m (5,348 sq ft)

#### Planning

Local Planning Authority: London Borough of Hammersmith & Fulham. Planning permission was granted on 21st February 2014 for 'Change of use of first and second floor levels from public house (Class A4) and staff accommodation to residential (Class A3) comprising three x 2 bedroom flats, including the erection of an additional floor at roof level and an infill extension at first and second floor levels to facilitate the proposed residential use'.

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.