

London SW5

23 Coleherne Court, The Little Boltons, Earls Court SW5 0DL

- **A Head Leasehold Reversionary Ground Rent Investment secured upon a Purpose Built Self-Contained First Floor Mansion Flat**
- GIA extending to Approximately 141.86 sq m (1,527 sq ft)
- Subject to a Reversionary Underlease
- Reversion 2036
- Current Gross Rent Reserved
£225 per annum



The Little Boltons Elevation

Old Brompton Road Elevation

Tenure

Head Leasehold. The property is held on a lease for a term of 130 years from 25th March 1997 (thus having approximately 110 years unexpired) at a current ground rent of £150 per annum.

Location

The property is situated on the west side of the The Little Boltons, to the south of Old Brompton Road (A3218). The local amenities of Earls Court, West Chelsea and South Kensington are all readily available, with the further facilities of High Street Kensington and Knightsbridge being accessible to the north and north-east respectively. The open green spaces of Holland Park and Hyde Park are to the north. Earls Court Underground Station (Piccadilly, Circle and District Lines) is within close proximity to the north.

Description

The property comprises a head leasehold reversionary investment secured upon a self-contained first floor mansion flat situated within an attractive purpose built mansion block arranged over ground and four upper floors. The property benefits from views across private communal gardens to the rear.

Accommodation

The property was not internally inspected by Allsop. The following information was obtained from LonRes. We are informed that the property provides:
Reception Room, Three Bedrooms (one with En-Suite Bathroom), Kitchen through to Dining Room, Bathroom with WC and wash basin, Separate WC with wash basin
GIA approximately: 141.86 sq m (1,527 sq ft)

Tenancy

The property is subject to an underlease for a term of 65 years (less 3 days) from 25th December 1971 (thus having approximately **19** years unexpired) at a current ground rent of £225 per annum (rising).

Seller's Solicitor

Messrs Simmons Stein Solicitors (Ref: JS).
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INVESTMENT – Head Leasehold Ground Rent

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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 – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.