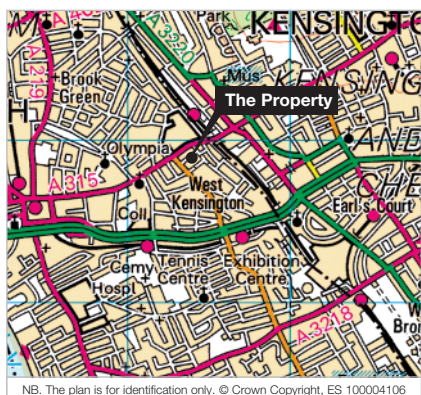


## London W14

### 13 Palace Mansions, Earsby Street, Holland Park W14 8QW

- **A Share of Freehold**  
**Self-Contained Purpose Built**  
**First Floor Flat**
  - GIA extending to Approximately  
94.3 sq m (1,015 sq ft)
- ### Vacant Possession



#### To View

The property will be open for viewing every Tuesday and Thursday before the Auction between 2.00 – 2.30 p.m. These are open viewing times with no need to register. (Ref: JA).

#### Joint Auctioneer

Curtis and Parker (Ref: Mr Matt Gimon).  
Tel: 020 8741 7100.  
Email: matt@curtisandparker.co.uk

#### Seller's Solicitor

Stapletons Law Ref: Sibel Kazim).  
Tel: 0845 505 0025.  
Email: sibel@stapletonslaw.com

**VACANT – Share of Freehold**



#### Tenure

Share of Freehold.

#### Location

The entrance to the property is situated on Earsby Street, which runs off Hammersmith Road (A315). The property has excellent transport links, being within a 3 minute walk of Kensington Olympia Station (London Overground and Southern Rail) and roughly equidistant between High Street Kensington (Central Line) and Hammersmith (Piccadilly and Hammersmith & City Lines) Stations. Road links are also convenient, with Hammersmith Road (A315) affording access to the North Circular Road, South Circular Road and M4 Motorway. Local shops and amenities are readily available, with Kensington High Street being within walking distance to the east. The open spaces of Holland Park are available within a 15 minute walk to the north-east.

#### Description

The property comprises a self-contained first floor flat situated within a mansion block arranged over ground and four upper floors. The property benefits from a secure entry phone system (not tested) and two balconies.

#### Accommodation

The property was not measured by Allsop. We understand the property extends to (GIA) approximately 94.3 sqm (1,015 sq ft).

Reception Room through to Kitchen, Master Bedroom with En-Suite Shower Room, Two Further Bedrooms, Bathroom

For floor plans please email: tom.wright@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](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.