

London SW1W

Flat 3, 1A Grosvenor Gardens, Belgravia SW1W 0BD

- A Well Located Leasehold Self-Contained Second Floor Flat
- Providing Two Bedroom Accommodation
- GIA Approximately 103.6 sq m (1,114 sq ft)
- Subject to an Assured Shorthold Tenancy
- Victoria Station Approximately 0.2 miles to the South-East
- St James's Park & Green Park within walking distance
- Buckingham Palace Approximately 0.3 miles to the East
- Current Gross Rent Reserved
£36,399.96 per annum (equivalent)

BY ORDER OF THE COURT

To View

Please email: pam.huggett@allsop.co.uk

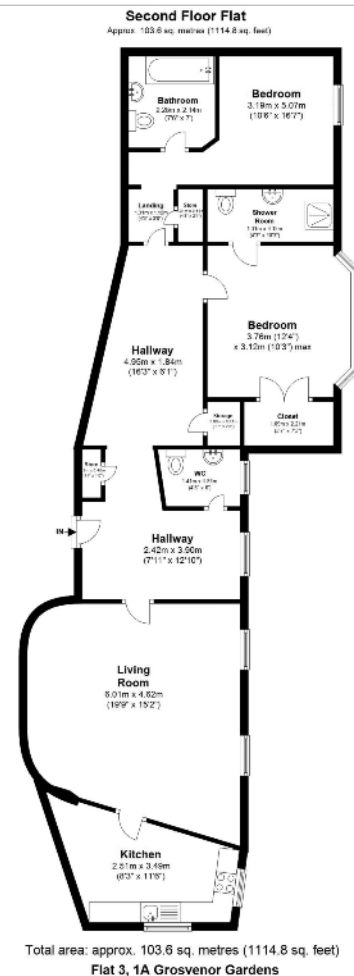
Seller's Solicitor

Banks Kelly Solicitors (Ref: MF).

Tel: 0207 651 0272.

Email: michael.delafuente@bankskelly.co.uk

INVESTMENT – Leasehold Flat



Tenure

Leasehold. The property is held on a lease for a term of 99 years from 8th December 1996 (thus having approximately 77 years unexpired) at a peppercorn ground rent.

Location

The property is located on the east side of Grosvenor Gardens, to the south of its junction with Lower Grosvenor Place. Local shops and amenities are readily available to the south-east along Victoria Street, with the extensive facilities of Central London being accessible directly to the north. Local bus routes run along Grosvenor Gardens to the south. Rail and London Underground services run from Victoria Station to the south-east. Brompton Road (A4) is to the north-west and provides direct access to the M4 Motorway. Green Park and St James's Park are both within walking distance.

Description

The property comprises a self-contained flat situated on the second floor of a building arranged over ground and four upper floors beneath a pitched roof.

Accommodation

Entrance Hall, WC with wash basin, Reception Room through to Kitchen, Bedroom with En-Suite Bathroom, Bedroom with En-Suite Shower Room

Approximate GIA 103.6 sq m (1,114 sq ft)

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months from 14th November 2017 at a current rent of £3,033.33 per calendar month.

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, 4 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 £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.



LOT
193A