

## London W10

### 485 Harrow Road, Ladbroke Grove W10 4RG

- **A Freehold Mid Terrace Building**
  - Arranged to provide a Ground Floor Live/Work Unit together with Two Self-Contained Flats above
  - Comprising 1 x One Bedroom Flat and 1 x Studio Flat
  - Possible Potential for Conversion of Ground Floor to provide a Self-Contained Flat, subject to all necessary consents being obtained
- ### Vacant Possession

**BY ORDER OF A PROPERTY FUND**



#### Tenure

Freehold.

#### Location

The property is situated on the south side of Harrow Road (A404), to the west of its junction with Third Avenue within Ladbroke Grove, a fashionable and affluent area of West London located some 2 miles to the west of Marble Arch and to the north of Kensington. London Underground services run from Kensal Green Station approximately 0.6 miles to the south (Hammersmith & City Line). The open spaces of Paddington Recreation Ground are within walking distance.

#### Description

The property comprises a mid terrace building arranged over ground and two upper floors beneath a pitched roof. Internally, the property is arranged to provide a ground floor live/work unit together with two self-contained flats above. The property may afford potential for conversion of the ground floor to provide residential accommodation, subject to all necessary consents being obtained.

#### Accommodation and Tenancies

A schedule of Accommodation is set out below.

Property	Floor	Accommodation
Retail	Ground	Gross Frontage 7m (22' 12") Net Frontage 5.20m (17' 1") Shop Depth 4.05m (13' 4")
Flat 1	First	Reception Room with Kitchen Area, Bedroom, Bathroom
Flat 2	Second	Studio Room with Kitchenette, Shower Room

#### VAT

VAT is not applicable to this lot.

#### To View

The property will be open for viewing every Tuesday and Thursday before the Auction between 12.00 – 12.00 p.m. These are open viewing times with no need to register. (Ref: JA).

#### Joint Auctioneer

Whiteknight Estates (Ref: JK).

Tel: 07805 629635.

Email: john@whiteknightestates.com

#### Seller's Solicitor

Messrs: Phillip Ross & Co (Ref: SM).

Tel: 0207 636 6969.

Email: sophie.maryan@philipross.com

**VACANT – Freehold Building**

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.alltop.co.uk](http://www.alltop.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.