

London W11
Flat G,
29 Chepstow Crescent,
Notting Hill
W11 3EA

- **A Well Located Leasehold Self-Contained Purpose Built Third Floor Flat**
- Providing Three Bedroom Accommodation
- GIA Approximately 83.1 sq m (894 sq ft)
- Close to Notting Hill Gate Underground Station
- Communal Garden

Vacant Possession

To View

The property will be open for viewing every Wednesday and Saturday before the Auction between 12.15 – 12.45 p.m. These are open viewing times with no need to register. (Ref: UD).

VACANT – Leasehold Flat



Tenure

Leasehold. The property is held on a lease for a term of 125 years from 24th June 1985 (thus having approximately 91 years unexpired) at a current ground rent of £10 per annum.

Location

The property is situated on the west side of Chepstow Crescent, close to its junction with Pembridge Villas (A4206). Extensive shops and amenities are available in Notting Hill, Kensington and nearby Holland Park. The shops and restaurants of Portobello Road and its famous market are also close by. Underground services run from Notting Hill Gate Station (Central, Circle and District Lines) approximately 0.3 miles to the south. The A40 is close by to the north and provides access to the M40 Motorway. The open spaces of Holland Park and Hyde Park are close by.

Description

The property comprises a self-contained third floor flat situated within a purpose built block arranged over ground and three upper floors. The property benefits from a communal garden.

Accommodation

Third Floor – Reception Room, Three Bedrooms (one En-Suite), Kitchen, Bathroom/WC

Approximate GIA 83.1 sq m (894 sq ft)

NB. The measurements were obtained from previous sales details.

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.allso.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.