

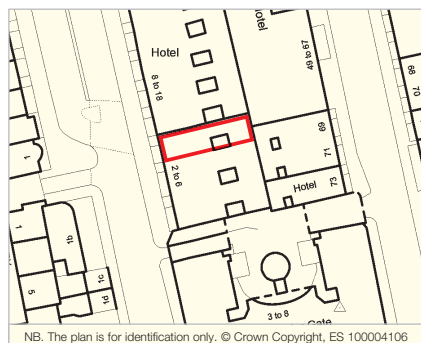
London W2

6 Inverness Terrace, Bayswater W2 3HU

- **A Freehold Well Located Grade II Listed Stucco Fronted Six Storey Mid Terrace Building**
- **Planning Permission and Listed Building Consent for Change of Use to provide Five Residential Units with a Lift (Three x Two Bedroom Flats, One x Three Bedroom Flat and One x Three Bedroom Maisonette)**
- **GIA Approximately 631.37 sq m (6,796 sq ft)**
- **Currently arranged to provide Hostel Accommodation**

Vacant Possession (upon Completion)

**EIGHT WEEK COMPLETION
AVAILABLE**



To View

The property will be open for viewing before the Auction every Monday between 12 noon – 1.00 p.m. and every Wednesday between 4.00 – 5.00 p.m. (Ref: WT).

Joint Auctioneers

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Seller's Solicitor

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VACANT – Freehold Building with Planning Permission



Tenure

Freehold.

Location

Inverness Terrace is located off Bayswater Road (A402) which in turn runs into Marble Arch. The property itself is situated on the east side of Inverness Terrace almost opposite the junction with Fosbury Mews. Extensive shops and restaurants including Whiteleys Shopping Centre are available with Central Line Underground services running from Queensway Underground Station. The open spaces of Kensington Gardens are located at the southern end of Inverness Terrace with Hyde Park also being within easy reach. The building is situated within the Bayswater Conservation Area.

Description

The property comprises a mid terrace stucco fronted building currently used as a hostel (sui generis) which is arranged over lower ground, ground and four upper floors.

Accommodation

Lower Ground Floor – Dining Room, Two Further Rooms, Two Separate WCs, Vault Area

Ground Floor – Two Large Rooms, Shower Cubicle, Separate WC/ wash basin

First Floor – Three Rooms, Shower Room

Second Floor – Three Rooms with wash basin, Separate WC

Second/Third Floor Half Landing – Room

Third Floor – Three Rooms with wash basins

Fourth Floor – Four Rooms with wash basins

We understand the Gross Internal Area is approximately 6,796 sq ft (631.37 sq m)

Planning

Local Planning Authority: Westminster City Council.

Tel: 0207 641 6500.

Planning Permission was granted on 4th March 2015.

(Application No. 14/03791/FULL) for "Change of use from hostel sui generis to (Class C3) use to provide five residential units (3 x two bed and 2 x three bed) at No. 6 and associated internal and external alterations including the erection of a roof top plan enclosure".

The planning consent provides for the construction of a lift. Once developed the property will comprise 3 x two bedroom flats and 1 x three bedroom flat together with a three bedroom maisonette. Listed building consent was also granted for the scheme on 4th March 2015 (Application No: 14/03792/LBC).

Details of the Section 106 Agreement are available within the legal pack.

Full plans and planning permission are available in the legal pack.

NB. Please note the front of the property is currently scaffolded. Further information is available in the legal documents.

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.allisop.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.



CGI Image of Proposed Development