

London NW3

**Flat 1,
151 King Henry's
Road,
Swiss Cottage
NW3 3RD**

- **A Well Located Long Leasehold Lower Ground and Raised Ground Floor Maisonette**
- GIA extending to Approximately 149.38 sq m (1,608 sq ft)
- Generous Rear Garden and Front Hard Surface Area
- Possible potential for Rear Extension and Sub-Division to provide Two Self-Contained Flats subject to obtaining all necessary consents
- The New Lease will include Freeholder's Consent for Sub-Division of the Property if Planning Consent is Granted

Vacant Possession

**IN SAME OWNERSHIP FOR
APPROXIMATELY 23 YEARS**



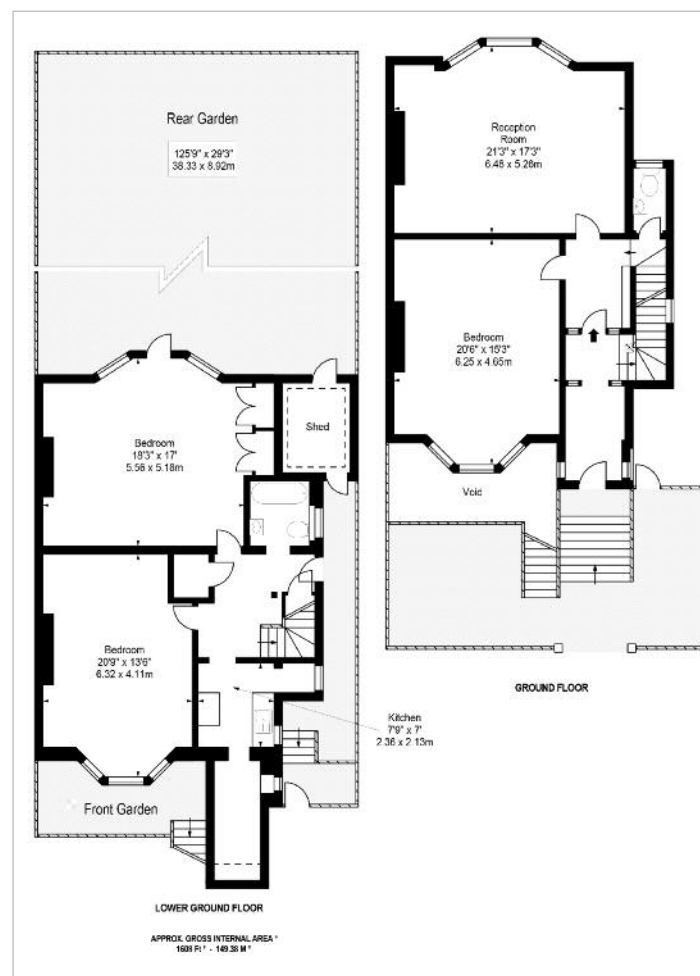
To View

The property will be open for viewing every Thursday between 4.00 – 4.30 p.m. and Saturday between 3.00 – 3.30 p.m. before the Auction. There will be an extra viewing on Tuesday 27th March between 12.30 – 1.00 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Solomon Taylor and Shaw
(Ref: BS).
Tel: 0207 431 1912.
Email: barry@solts.co.uk

VACANT – Long Leasehold Maisonette



Tenure

Long Leasehold. The property is to be held on a new lease for a term of 999 years from completion at a peppercorn ground rent.

Location

King Henry's Road is located off Adelaide Road, which in turn runs off Avenue Road. The property itself is situated on the south side of King Henry's Road, almost opposite its junction with Hawtrey Road. Extensive shops and restaurants are available in Swiss Cottage, Primrose Hill and St John's Wood, whilst Underground services (Jubilee Line) run from Swiss Cottage Station. The open spaces of Primrose Hill and Regent's Park are within reach.

Description

The property comprises a self-contained lower ground and raised ground floor maisonette situated within a semi-detached building arranged over lower ground, raised ground and two upper floors. The maisonette benefits from a generous rear garden and a front hard standing area.

Accommodation

Lower Ground Floor – Bedroom with access to Rear Garden, Bedroom with Sleeping Area, Kitchen, Utility Room, Bathroom with wash basin and WC, Door to Side Access

Raised Ground Floor – Reception Room, Bedroom, Separate WC and wash basin

Gross Internal Area Approximately 149.38 sq m (1,608 sq ft)

Planning

Local Planning Authority: London Borough of Camden.
Tel: 0207 974 4444.

The property may afford possible potential for a single storey extension to the rear and possible subdivision of the maisonette to provide two self-contained flats, subject to obtaining all necessary consents.

The new lease will include Freeholder's consent to carry out the above mentioned potential works if planning permission is granted by the local authority.

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 £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.

