

London W2

Lower Ground Floor Unit, 36D Blomfield Villas, Paddington W2 6NQ

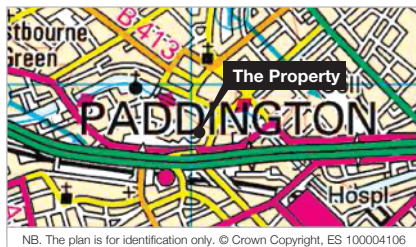
- A Well Located Long Leasehold Self-Contained Lower Ground Floor Unit presented in Shell Condition
- Close to Little Venice
- Close to Paddington Station and St Mary's Hospital
- GIA extending to Approximately 48 sq m (520 sq ft)
- Planning Permission for Conversion to provide a Self-Contained One Bedroom Flat

Vacant Possession

BY ORDER OF THE CITY OF
WESTMINSTER



City of Westminster



To View

The property will be open for viewing every Tuesday and Thursday before the Auction between 4.45 – 5.15 p.m. These are open viewing times with no need to register. (Ref: UD).

VACANT – Long Leasehold Unit with Planning



Tenure

Long Leasehold. The property is to be held on a new lease for a term of 125 years from the date of completion at an initial ground rent of £10 per annum.

Location

The property is situated on the east side of Blomfield Villas, to the south of its junction with Delamere Terrace and Little Venice. The Bridget House, Waterside Café, The Floating Boater and The Summerhouse are close by. Further amenities are available in Paddington and Marylebone, together with the extensive shopping facilities of London's West End. The A40, A404 and A5 are all accessible. The open spaces of Westbourne Green, Regent's Park and Hyde Park are within close proximity. Underground services run from Warwick Avenue (Bakerloo Line) approximately 0.3 miles to the north and Rail and Underground services (Bakerloo, Circle, District and Hammersmith & City Lines) run from Paddington Station approximately 0.4 miles to the south-east. St Mary's Hospital and City of Westminster College are close by. The property is located within the Maida Vale Conservation Area.

Description

The property comprises a self-contained lower ground floor unit situated within a mid terrace building arranged over lower ground, raised ground and two upper floors beneath a flat roof. The property is presented in shell condition. Residents have access to a shared communal garden to the rear of the property.

Accommodation

Room through to Further Room with Room off
GIA approximately 48 sq m (520 sq ft)

The measurements provided are for guidance purposes only.

Planning

Local Planning Authority: City of Westminster.

Tel: 0207 641 4273.

Planning permission (Ref: 16/06070/COFUL) was granted on 30th August 2016 for 'Use of basement as flat (Class C3), installation of windows to the front and rear elevations, installation of stair within front lightwell, creation of lightwell to rear and installation of railing around lightwell to rear elevation'.

Upon completion of the works the property will provide: Open Plan Reception Room/Kitchen through to Bedroom, Bathroom with WC and wash basin.

For proposed plans and associated documentation please visit www.westminster.gov.uk

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.

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.