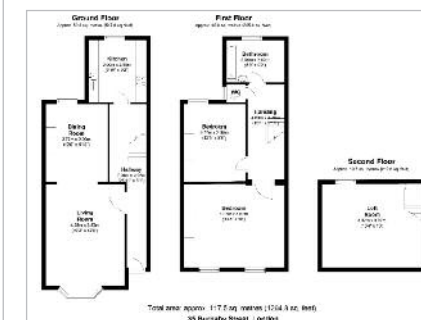


London SW10

35 Burnaby Street, Chelsea SW10 0PP

- A Freehold Mid Terrace Building arranged to provide a Self-Contained Lower Ground Floor Flat and a Self-Contained Raised Ground, First and Attic Floor Maisonette
- Flat subject to a Long Lease, Maisonette Vacant
- Maisonette extending (GIA) to Approximately 117.5 sq m (1,264 sq ft)
- Separate Rear Garden Area
- Possible potential for the addition of Mansard Roof Extension, subject to obtaining all necessary consents
- Current Rent Reserved
£75 per annum from Flat with Maisonette Vacant

**FIRST TIME ON THE MARKET
FOR MORE THAN 22 YEARS**



To View

The property will be open for viewing every Tuesday and Thursday before the Auction between 9.30 – 10.30 a.m. These are open viewing times with no need to register.

Seller's Solicitor

Messrs Statham Gill Davies Solicitors
(Ref: Sarah Chamberlain).
Tel: 0207 317 3210.
Email: sarah.chamberlain@sgdlaw.com

**INVESTMENT/PART VACANT –
Freehold Building**



Tenure
Freehold.

Location
The property is situated on the south side of Burnaby Street, to the east of its junction with Uverdale Road. The extensive shops and amenities of King's Road (A308), which includes boutiques, restaurants and bars, are all readily available. The further facilities of Sloane Square and Knightsbridge are also within easy reach to the north-east. The open spaces of the River Thames and Battersea Park are within close proximity to the east.

Description
The property comprises a self-contained lower ground floor flat and a self-contained ground, first and attic floor maisonette situated within a mid terrace building arranged over lower ground, raised ground, first and attic floors. Each property benefits from private access. There is a separate rear garden area, which is for the sole use of the maisonette.

Accommodation and Tenancy
A schedule of Accommodation and Tenancy is set out below. A floorplan is available from the auctioneers upon request. Please email tom.wright@allsop.co.uk to obtain a copy.

Planning
Local Planning Authority: The Royal Borough of Kensington and Chelsea.
Telephone: 0207 937 5464.
Email: planning@rbkc.gov.uk
The property may afford potential for the addition of a mansard roof extension, subject to obtaining all necessary consents.

Unit	Floor	Accommodation	Terms of Tenancy
Flat	Lower Ground	–	Subject to a lease for a term of 125 years from 29 September 2001 (thus having approximately 109 years unexpired) at a current ground rent of £75 per annum (rising)
Maisonette	Raised Ground	Reception Room through to Dining Room, Kitchen	Vacant Possession
	First	Two Bedrooms, Bathroom, Separate WC	
	Attic	Bedroom	

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.allsop.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.