

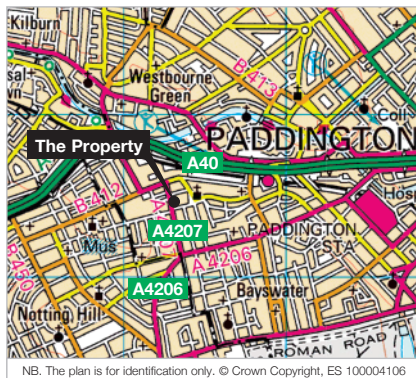
London W2

Flat 2, 100 Chepstow Road, Bayswater W2 5QP

- A Leasehold Self-Contained Raised Ground and Lower Ground Floor Maisonette
- Approximate GIA 70.67 sq m (761 sq ft)
- Rear Patio Area

Vacant Possession

BY ORDER OF A HOUSING
ASSOCIATION



To View

The property will be open for viewing every Thursday and Saturday before the Auction between 1.45 – 2.15 p.m. These are open viewing times with no need to register. (Ref: UD).

VACANT – Leasehold Maisonette



Tenure

Leasehold. The property is to be held on a new lease for a term of 125 years from completion at an initial ground rent of £240 per annum.

Location

The property is located on the east side of Chepstow Road, to the south of its junction with Westbourne Park Road (B412). A variety of cafés, local shops and restaurants is available along Westbourne Grove, including The Ledbury and Ottolenghi. Regular bus services run along Chepstow Road. Westbourne Park Underground Station (Circle and Hammersmith & City Lines) is approximately 0.4 miles to the north-west. The A40, A405 and A5 are easily accessible. The open spaces of Hyde Park are to the south. St Mary of the Angels RC Primary School is close by.

Description

The property comprises a self-contained raised ground and lower ground floor maisonette situated within a mid terrace building arranged over lower ground and five upper floors. The property benefits from a rear patio area.

Accommodation

Lower Ground Floor – Reception Room (access to rear patio area) with Kitchen off, Two Rooms, Bathroom with WC and wash basin
Raised Ground Floor – Room

NB. Floor plans are available at www.allso.co.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.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.