

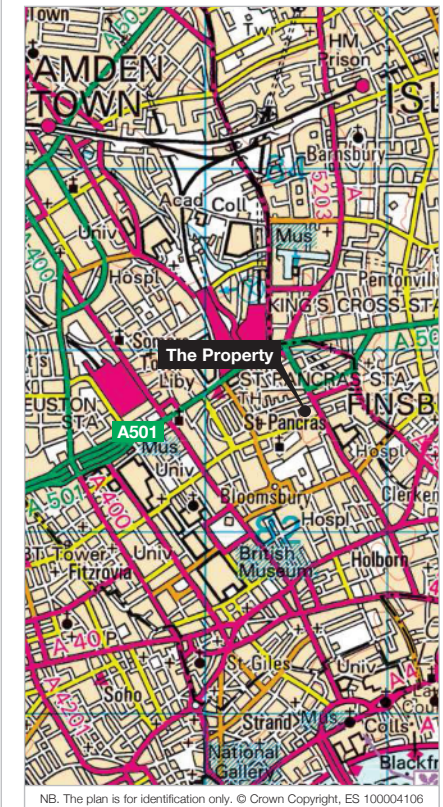
## London WC1H

Flat 6,  
26A Harrison Street,  
St Pancras  
WC1H 8JG

- A Well Located Leasehold Self-Contained Purpose Built First Floor Flat

## Vacant Possession

BY ORDER OF A HOUSING  
ASSOCIATION



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VACANT – Leasehold Flat



### Tenure

Leasehold. The property is held on a lease from 1st July 2017 for a term of 125 years at an initial ground rent of £100 per annum.

### Location

The property is situated on the south side of Harrison Street, between its junctions with Seaford Street and Grays Inn Road (A5200). The property is located in the heart of St Pancras and therefore is close to the shopping facilities, bars and restaurants of King's Cross and Clerkenwell. King's Cross St Pancras Rail and London Underground Station and St Pancras International Station are within a 10 minute walk to the north. Euston Road (A501) and Grays Inn Road (A5200) are close by. The open space of Coram's Fields is a short walk to the south.

### Description

The property comprises a self-contained first floor flat situated within a purpose built block arranged over ground and three upper floors. There is a telephone entry system (not tested).

### Accommodation

Studio Room, Kitchen, Bathroom with WC and wash basin

### To View

The property will be open for viewing every Wednesday before the Auction between 3.30 – 4.00 p.m. and Saturday between 4.00 – 4.30 p.m. These are open viewing times with no need to register. (Ref: UD).

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.allstop.co.uk](http://www.allstop.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.