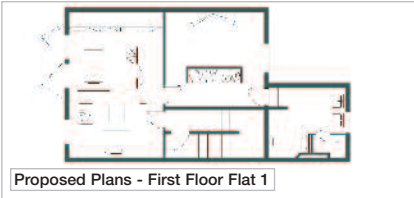


London W14 25C & D Gunterstone Road, West Kensington W14 9BP

- **A Leasehold Well Located First and Second Floor Maisonette together with Attic Space**
- To be offered with Planning Permission for Conversion to provide 1 x One Bedroom Flat and 1 x Two Bedroom Maisonette
- Currently in Shell Condition
- Freeholder's Consent and License to alter in place and paid for
- The property benefits from two leases

Vacant Possession



To View

The property will be open for viewing every Monday and Saturday before the Auction between 9.30 – 10.00 a.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs DKLM Solicitors (Ref: R Dawda).
Tel: 0207 549 7882.
Email: r.dawda@dklm.co.uk

VACANT – Two Leasehold Flats



Tenure

Leasehold. The property is held on a lease for a term of 125 years from 25th March 2014 (thus having approximately 123 years unexpired) at an initial ground rent of £200 per annum.

Location

The property is located on the north side of Gunterstone Road, between its junction with Gwendwr Road and Trevanion Road. Local shops and amenities can be found along the nearby North End Road, with further facilities being available in nearby Hammersmith to the west. Kensington High Street and Kensington Olympia are to the north. There are a number of restaurants, bars and boutique shops in Brook Green, with a more extensive range of national retailers available along Kensington High Street and at the Westfield Centre, the largest covered shopping centre in London. The A4 is easily accessible and provides access to the M4 Motorway to the west and Central London to the east. Barons Court and West Kensington Underground Stations are both within walking distance. Holland Park is to the north-east offering green open spaces.

Description

The property comprises a first and second floor maisonette situated within a building arranged over lower ground, raised ground and two upper floors. In addition, there is attic space.

Current Accommodation

First Floor – Two Rooms, WC, Bathroom

Second Floor – Three Rooms

Planning

Local Planning Authority: Hammersmith and Fulham Council.

Tel: 0208 753 1081.

Email: planning@lbhf.gov.uk

Planning permission was granted on 23rd February 2016 (Ref: 2016/00757/FUL) for the 'conversion of the first, second and roof level into 1 x one bedroom and 1 x two bedroom self-contained flats.'

Copies of plans and planning permissions are available to download from the Allsop website www.allsop.co.uk

Proposed Accommodation

Once Planning Permission has been Completed

First Floor (Flat 1) – Reception Room/Kitchen, Bedroom, Bathroom with Shower and wash basin

Second Floor (Flat 2) – Bedroom with En-Suite Shower Room/WC, Bedroom, Bathroom

Third Floor (Flat 2) – Large Open Plan Reception Room/Kitchen

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.

LOT 137 WITHDRAWN