



### Tenure

Leasehold. The property is held on a lease for a term of 47 years (less 3 days) from 25th December 1973 (thus having approximately 4 years unexpired) at a fixed ground rent of £50 per annum.

NB. The Seller will assign a Section 42 Notice under the provisions of the Leasehold Reform, Housing and Urban Development Act 1993 (as amended) at the buyer's expense between exchange and completion.

### Location

The property is situated on the north side of Brechin Place between Rosary Gardens and Gloucester Road. The local amenities of Old Brompton Road, which includes a variety of restaurants, bars, boutiques and shops, are readily available. The further extensive shopping facilities of Knightsbridge and Chelsea are accessible to the north-east and south-east respectively. The open spaces of Hyde Park and Kensington Gardens are within close proximity to the north. Gloucester Road Underground Station (Circle and District Lines) is within close proximity to the north.

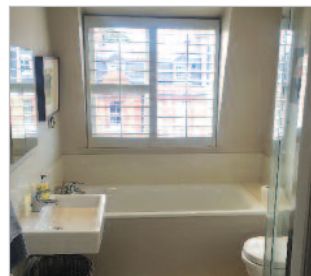
### Description

The property comprises a self-contained top floor flat situated within a mid terrace building arranged over lower ground, raised ground and four upper floors. The property benefits from a balcony.

### Accommodation

Reception Room through to Balcony, Bedroom, Kitchen, Bathroom with WC/wash basin and Separate Shower Cubicle

GIA Approximately 48.5 sq m (522 sq ft)

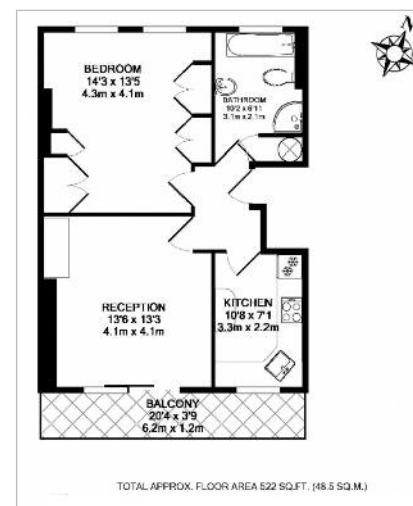


## London SW7

### Flat 6, 30 Brechin Place, South Kensington SW7 4QA

- A Leasehold Self-Contained Top Floor Flat
- GIA extending to approximately 48.5 sq m (522 sq ft)
- Balcony

### Vacant Possession



### To View

The property will be open for viewing every Monday and Saturday before the Auction between 3.00 – 3.30 p.m. These are open viewing times with no need to register. (Ref: UD).

### Seller's Solicitor

Messrs Brice Droogleever & Co (Ref: JB).  
Tel: 0207 730 7231.  
Email: jb@bdlegal.co.uk

### VACANT – Leasehold Flat

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](http://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.