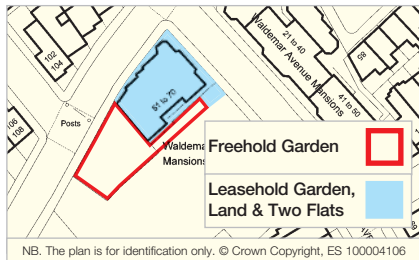


## London SW6 Flats 53 & 54, 'Waldemar Avenue Mansions' together with Store Rooms and Garden, Waldemar Avenue, Fulham SW6 5LX

- **Two Leasehold Self-Contained Ground Floor Mansion Flats**
- Currently interconnecting to provide One Mansion Flat extending (GIA) to Approximately 97.54 sq m (1,050 sq ft)
- Together with Long Leasehold Former Basement Store Rooms
- And Freehold Garden area extending to Approximately 0.031 Hectares (0.077 Acres)
- Planning permission for excavation under footprint of building and extension to provide Two Self-Contained Maisonettes  
Flat 54 – Consented GIA Approximately 216.8 sq m (2,334 sq ft)  
Flat 53 – Consented GIA Approximately 190.45 sq m (2,050 sq ft)
- To be offered collectively as One Lot

### Vacant Possession



#### To View

The property will be open for viewing every Monday and Saturday before the Auction between 12.30 – 1.15 p.m. These are open viewing times with no need to register. (Ref: UD).

#### Seller's Solicitor

Messrs Adams and Remers (Ref: CT).  
Tel: 01273 403220.  
Email: carol.tilehurst@adamsandremers.com

**VACANT –  
Two Leasehold Flats, Basement  
Stores and Freehold Garden**



#### Tenure

**Flat 54** – Leasehold. The property is held on a lease for a term expiring 24th March 2166 (thus having approximately 150 years unexpired) at a peppercorn ground rent.

**Flat 53** – Leasehold. The property is held on a lease for a term of 125 years from 28th June 1993 (thus having approximately 102 years unexpired) at a peppercorn ground rent.

**Basement Stores** – Long Leasehold. The stores are held on a lease for a term of 999 years from 25th March 2013 (thus having approximately 976 years unexpired) at a current ground rent of £250 per annum.

**Adjoining Land** – Long Leasehold (999 year lease).

**Garden** – Freehold.

#### Location

The property is situated on the corner of the junction of Waldemar Avenue and Colehill Lane. The entrance to the mansion block itself is located on Colehill Lane. The local amenities of both Fulham Palace Road (A219) and Fulham Road (A304) are readily available. The further and more extensive shopping facilities of King's Road (A3217) are within easy reach to the north-east and provide a comprehensive range of retail, restaurants and boutiques.

The open spaces of Bishop's Park are within close proximity to the west, together with the Thames Path. Parson's Green Underground Station is within easy reach to the south-east.

#### Description

The property comprises two self-contained ground floor mansion flats together with former basement store rooms and garden with vehicular access. The property is situated within an attractive red brick mansion block arranged over ground, and four upper floors.

#### Accommodation

**Flat 53 (Existing)** – Reception Room, Bedroom, Kitchen, Bathroom  
GIA Approximately 49.5 sq m (533 sq ft)

**Flat 54 (Existing)** – Reception Room, Bedroom, Kitchen, Bathroom  
GIA Approximately 48 sq m (517 sq ft)

**Flat 53 (Consented)** – Two Reception Rooms, Four Bedrooms, Kitchen/Diner, Four Bathrooms, Separate WC, Pantry and Utility Room  
GIA Approximately 190.45 sq m (2,050 sq ft)

**Flat 54 (Consented)** – Two Reception Rooms, Kitchen/Dining Room, Five Bedrooms, Five Bathrooms, Utility Room, Separate WC  
GIA Approximately 216.8 sq m (2,334 sq ft)

#### Planning

Local Planning Authority: London Borough of Hammersmith & Fulham.  
Tel: 020 8748 3020.

The property benefits from planning permission for 'excavation under footprint of building and formation of seven lightwells in connection with the enlargement of the basement to form ancillary accommodation to Nos 53 and 54, including lowering of existing basement floor level; erection of a staircase enclosure to the south-east elevation from basement to ground level, allowing for a new entrance to No.53; erection of exterior railings on the south-east elevation; lowering of part of the garden level.

Dated 16th April 2014, Application No: 2014/01548/FUL

Further Planning Permission dated 28th July 2014

Application No.: 2014/036/14/FUL

Copy of plans and planning permission are available upon request.

Please email [alice.carroll@allsop.co.uk](mailto:alice.carroll@allsop.co.uk) with subject heading Lot 28 – Plans.

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.

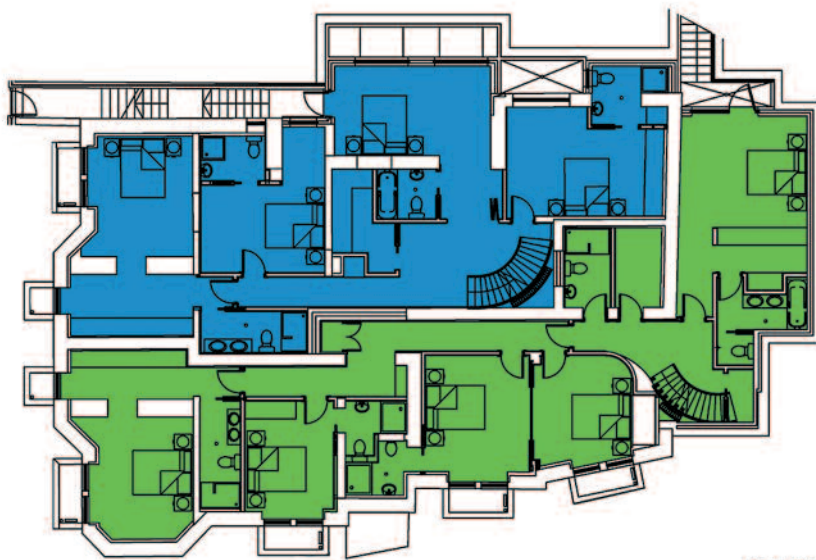




CGI Image of Proposed Flat 53

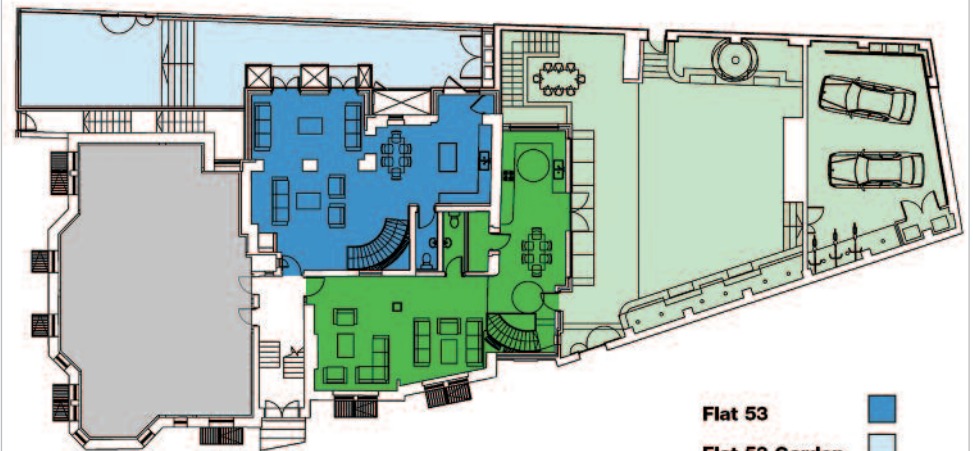


CGI Image of Proposed Flat 54



Flat 53  
Flat 54

Proposed Basement Floor Plan



Flat 53  
Flat 53 Garden  
Flat 54  
Flat 54 Garden

Proposed Ground Floor Plan