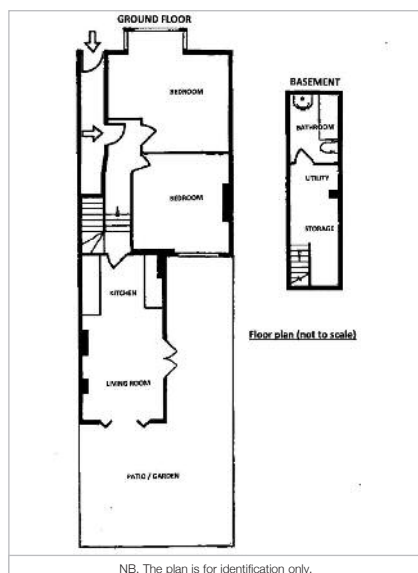


London SW6

Basement and Ground Floor Maisonette, 9 Elmstone Road, Parsons Green SW6 5TL

- A Well Located Leasehold Self-Contained Basement and Ground Floor Maisonette
- Patio Garden
- Possible potential to Reconfigure subject to obtaining all necessary consents
- Close to Parsons Green Underground Station

Vacant Possession



To View

The property will be open for viewing every Tuesday between 9.30 – 10.00 a.m. and Saturday between 11.00 – 11.30 a.m. before the Auction. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Barnett Alexander Conway Ingram LLP (Ref: Nicholas Ioannou).
Tel: 0208 349 7680.
Email: n.ioannou@bacsolicitors.co.uk

VACANT – Leasehold Maisonette



Tenure

Leasehold. The property is held on a lease for a term of 125 years from 25th March 2013 (thus having approximately 121 years unexpired) at a current ground rent of £10 per annum.

Location

The property is situated on the north side of Elmstone Road, to the west of its junction with Parsons Green Lane. A variety of local shops, coffee shops, restaurants and bars are available along Fulham Road (A304) and Parsons Green Lane, with the more extensive facilities of the King's Road being accessible to the east. Parsons Green Underground Station (District Line) is approximately 0.2 miles to the south-east. The A304 provides access to the A3220 and in turn the A4 and M4 Motorway. The open spaces of Eel Brook Common and Parsons Green are close by.

Description

The property comprises a self-contained maisonette arranged over the basement and ground floors of a mid terrace building arranged over basement, ground and first floors beneath a pitched roof. The property benefits from a rear patio garden. The property may afford possible potential to reconfigure and extend, subject to obtaining all necessary consents.

Accommodation

Basement – Bathroom with WC/wash basin, Utility and Storage Area
Ground Floor – Open Plan Reception Room/Kitchen, Two Bedrooms

Planning

Local Planning Authority: Hammersmith and Fulham.
Tel: 0208 753 1081.

Email: planning@lbhf.gov.uk

The property may afford potential to reconfigure and extend, subject to obtaining all necessary consents. Prospective buyers are deemed to make their own enquiries in this regard.

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.alltop.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.