

London W8**Flat 12,
132 Earls Court Road,
Earls Court
W8 6QL**

- **A Leasehold Self-Contained Second Floor Flat
Vacant Possession**

**BY ORDER OF A HOUSING
ASSOCIATION****To View**

The property will be open for viewing on Wednesday 25th October between 3.00 – 3.30 p.m. and every Tuesday between 2.45 – 3.15 p.m. and Saturday between 2.15 – 2.45 p.m. before the Auction. These are open viewing times with no need to register. (Ref: UD).

VACANT – Leasehold Flat**Tenure**

Leasehold. The property is held on a lease for a term of 125 years from 1st January 1989 (thus having approximately 97 years unexpired) at a current ground rent of £500 per annum.

Location

The property is located on the south-west side of Earls Court Road, to the north of its junction with Cromwell Road. Shops and amenities are available along Earls Court Road to the south, with the major facilities of London's West End being accessible to the east. Underground services run from Earl's Court Station (District and Piccadilly Lines). The A4 leads towards central London. The open spaces of Holland Park and Hyde Park are to the north and north-east respectively.

Description

The property comprises a self-contained flat situated on the second floor of a mid terrace building arranged over lower ground, raised ground and three upper floors.

Accommodation

Studio Room, Kitchen, Bathroom with WC and wash basin

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.