

London SW3

Flat 4, 1-2

Embankment Gardens, Chelsea SW3 4LH

- **A Long Leasehold Self-Contained Lower Ground Floor Flat**
- Extending (GIA) to Approximately 56.86 sq m (612 sq ft)
- Subject to an Assured Shorthold Tenancy
- Current Gross Rent Reserved **£28,599.96 per annum (equivalent)**



To View

Please contact Allsop by sending an email to pam.huggett@allsop.co.uk with the subject heading 'Viewing – Lot 40A'.

Seller's Solicitor

Messrs Spencer Skuse & Potter Ltd
(Ref: Mr J Potter).
Tel: 02920 487210.
Email: jmpotter@spencerskuse.com

INVESTMENT – Long Leasehold Flat



Tenure

Long Leasehold. The property is held on a lease for a term of 999 years from 5th May 2016 (thus having approximately 997 years unexpired) at a peppercorn ground rent.

Location

The property is situated on the north-west side of Embankment Gardens, to the north of its junction with Chelsea Embankment. The local amenities of King's Road, which include a variety of shops, boutiques, restaurants and bars are all readily accessible to the north. Sloane Square Underground Station is within easy reach to the north. The open green spaces of Battersea Park and Chelsea Pensioners Gardens are within close proximity to the south and north-east respectively.

Description

The property comprises a self-contained lower ground floor flat situated within an attractive red brick building arranged over lower ground, raised ground and four upper floors.

Accommodation

The property was not internally inspected or measured by Allsop. The following information was provided by the Vendor. We are informed that the property provides: Reception Room, Two Bedrooms, Kitchen, Bathroom with WC and wash basin

GIA Approximately 56.86 sq m (612 sq ft)

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term commencing 8th March 2017 and expiring 7th March 2019 at a current rent of £2,383.33 per calendar month.

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 – 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.

LOT 40 WITHDRAWN