

London SW1 Basement Flat, 38 Lennox Gardens, Knightsbridge SW1X 0DH

- A Leasehold Well Located Self-Contained Lower Ground Floor Flat
- Providing Two Bedroom Accommodation
- GIA Approximately 73.2 sq m (788 sq ft)

Vacant Possession



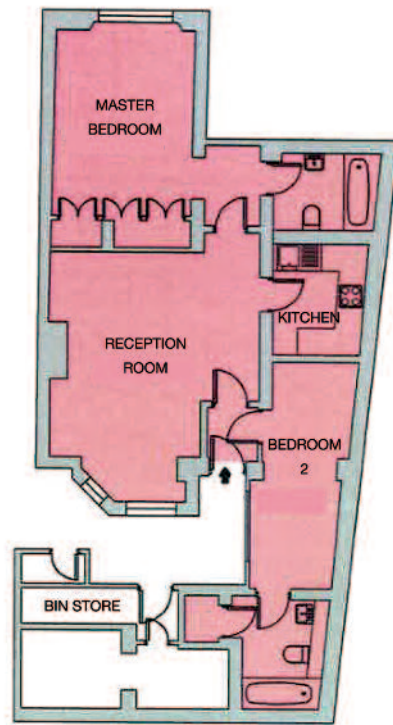
To View

The property will be open for viewing every Tuesday and Thursday before the auction between 10.30 – 11.30 a.m. (Ref: Joint Auctioneer).

Seller's Solicitor

Messrs Cook Taylor Woodhouse (Ref: Mr N Woodhouse).
Tel: 0208 859 0936
Email: nwoodhouse@ctwsolicitors.co.uk

VACANT – Leasehold Flat



Lower Ground Floor

Tenure

Leasehold. The property is held on a lease for a term of 90 years from 23rd June 2015 (thus having approximately 89 years unexpired) at a peppercorn ground rent.

Location

The property is situated on the west side of Lennox Gardens, to the north of its junction with Mines Street. The local extensive amenities of Knightsbridge, which include the world famous Harrods and Harvey Nichols Department Stores, are within walking distance. Further shopping facilities along King's Road to the south are readily accessible. The open green spaces of Hyde Park are within close proximity to the north. Knightsbridge Underground Station (Piccadilly Line) is within easy reach. The nearby A4 provides access to the M25 Orbital Motorway.



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

Reception Room, Bedroom, Further Bedroom through to Bathroom, Further Bathroom with WC and wash basin, Kitchen

We understand the property extends to GIA Approximately 73.2 sq m (788 sq ft) (Not measured by Allsop)



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 £750 (including VAT) upon exchange of sale memoranda.