

London W11
104 Portland Road,
Holland Park
W11 4LX

- **A Freehold Well Located Mid Terrace House**
- **Extending to Approximately 164.71 sq m (1,773 sq ft)**

Vacant Possession



To View

The property will be open for viewing every Tuesday and Thursday before the Auction between 11.00 a.m. – 12 noon (Ref: DK).

Seller's Solicitor

Messrs Michael Simkins LLP
(Ref: Sam Rosenthal).
Tel: 0207 874 5645
Email: sam.rosenthal@simkins.com.

VACANT – Freehold House



Tenure

Freehold.

Location

The property is located on the east side of Portland Road to the west of its junction with Clarendon Road. Local shops and amenities are available along Portland Road with the further facilities of Holland Park lying to the south and the fashionable area of Portobello being to the north-east. Holland Park Underground Station (Central Line) is easily accessible to the south and the open spaces of Avondale Park are within walking distance to the west. The A40 can be accessed to the north and provides direct access to Central London and the M40 Motorway. Local bus routes run along Ladbroke Grove.

Description

The property comprises a mid terrace house arranged over lower ground, ground and three upper floors. The property benefits from a patio to the rear and a roof terrace.

Accommodation

Lower Ground Floor – Reception Room with Kitchen Area, Separate WC with wash basin

Ground Floor – Reception Room

First Floor – Bedroom with En-Suite Bathroom

Second Floor – Bedroom with En-Suite Shower Room, Further Bedroom

Third Floor – Bedroom with En-Suite Shower Room

Gross Internal Area Approximately 164.71 sq m (1,773 sq ft)

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



The Property

