

London SW10

1 The Quadrangle, Chelsea Harbour SW10 0UG

- **A Leasehold Self-Contained Purpose Built Raised Ground Floor Flat**
- Well Located within the Chelsea Harbour Development
- Subject to an Assured Shorthold Tenancy
- Current Gross Rent Reserved

**£19,500 per annum
(equivalent)**



To View

Please email: harriet.mitchell@allsop.co.uk, using the subject heading 'Viewing – Lot 106'

Seller's Solicitor

Messrs Protopapas Solicitors (Ref: ZB).
Tel: 0207 636 2100.
Email: zoe@protopapas.co.uk

INVESTMENT – Leasehold Flat



Tenure

Leasehold. The property is held on a lease for a term of 125 years from 25th March 1987 (thus having approximately 98 years unexpired) at a current ground rent of £250 per annum.

Location

The property is located within Chelsea, an affluent residential district of West London, situated to the south of Knightsbridge and to the south-west of Belgravia. The property itself is located on the east side of Chelsea Harbour close to its junction with Lots Road. The local extensive facilities of Fulham Road and Kings Road, which includes a variety of retail shops, boutiques, restaurants and bars, are readily available.

The further shopping facilities of Knightsbridge and the West End are within easy reach. Underground services run from Fulham Broadway approximately 0.8 miles to the west (District Line) and Imperial Wharf Stations (Rail and London Overground) a short walk to the south. The open spaces of Battersea Park are within close proximity.

Description

The property comprises a self-contained raised ground floor flat situated within a purpose built block arranged over ground and five upper floors.

The property benefits from porter service, on site security, communal courtyard and a lift (not tested). There is a secure underground parking space.

Accommodation

Reception Room, Bedroom, Kitchen, Bathroom with bath and WC. There is a balcony.

GIA Approximately 64 sq m (691 sq ft)

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months from 1st September 2013 at a current rent of £1,625 per calendar month (Holding over). (Both Landlord and Tenant have the right to give two months' notice at any time)

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.