

**London W9**  
**Flats B, C & D,**  
**84 Walterton Road,**  
**Maida Vale**  
**W9 3PQ**

- **Three Leasehold Self-Contained Flats**
  - **To be offered Collectively as One Lot**
- Vacant Possession upon Completion**

**SIX WEEK COMPLETION AVAILABLE**

**To View**

The property will be open for viewing every Thursday and Saturday before the Auction between 2.15 – 2.45 p.m. These are open viewing times with no need to register. (Ref: UD).

**Seller's Solicitor**

Messrs YVA Solicitors (Ref: N Kephalas).  
Tel: 0208 445 9898.  
Email: info@yvassolicitors.com

**VACANT – Three Leasehold Flats**



**Tenure**

Leasehold. The property is held on a lease for a term of 125 years from 12th December 2002 (thus having approximately 112 years unexpired) at a current ground rent of £10 per annum.

**Location**

The property is located on the east side of Walterton Road, immediately to the south of its junction with Shirland Road. An extensive range of local shops and amenities is available along Shirland Road. The further extensive shopping facilities of the West End are within easy reach to the south-east. The open spaces of Paddington Recreation Ground and Queens Park are equidistant to the south-east and north-west respectively. Queens Park Underground Station is to the north and Maida Vale Underground Station is to the east. The nearby A5 provides easy access to the M1 Motorway.

**Description**

The property comprises three self-contained flats situated on the raised ground (Flat B), first (Flat C) and second (Flat D) floors of a mid terrace building. The flats will be offered collectively as one lot.

**Accommodation**

The property was not internally inspected by Allsop. The information in the schedule of Accommodation set out below was provided by the Vendor.

Flat	Floor	Accommodation
B	Raised Ground Floor	Reception Room/Kitchen, Two Bedrooms, Bathroom
C	First Floor	Reception Room/Kitchen, Two Bedrooms, Bathroom
D	Second Floor	Reception Room, Kitchen, Three Bedrooms, Bathroom

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](http://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.