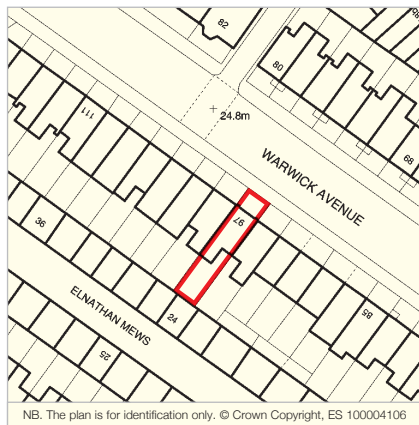


London W9

97 Warwick Avenue, Maida Vale W9 2PP

- **A Freehold Mid Terrace Four Storey Building**
- Arranged to provide Five Self-Contained Flats
- Each Flat subject to an Assured Shorthold Tenancy
- Close to Little Venice and Warwick Avenue Underground Station
- Gross Internal Area Approximately 264.9 sq m (2,852 sq ft)
- Rear Garden
- Total Current Rent Reserved **£91,160.04 per annum (equivalent)**

IN SAME OWNERSHIP FOR APPROXIMATELY 17 YEARS



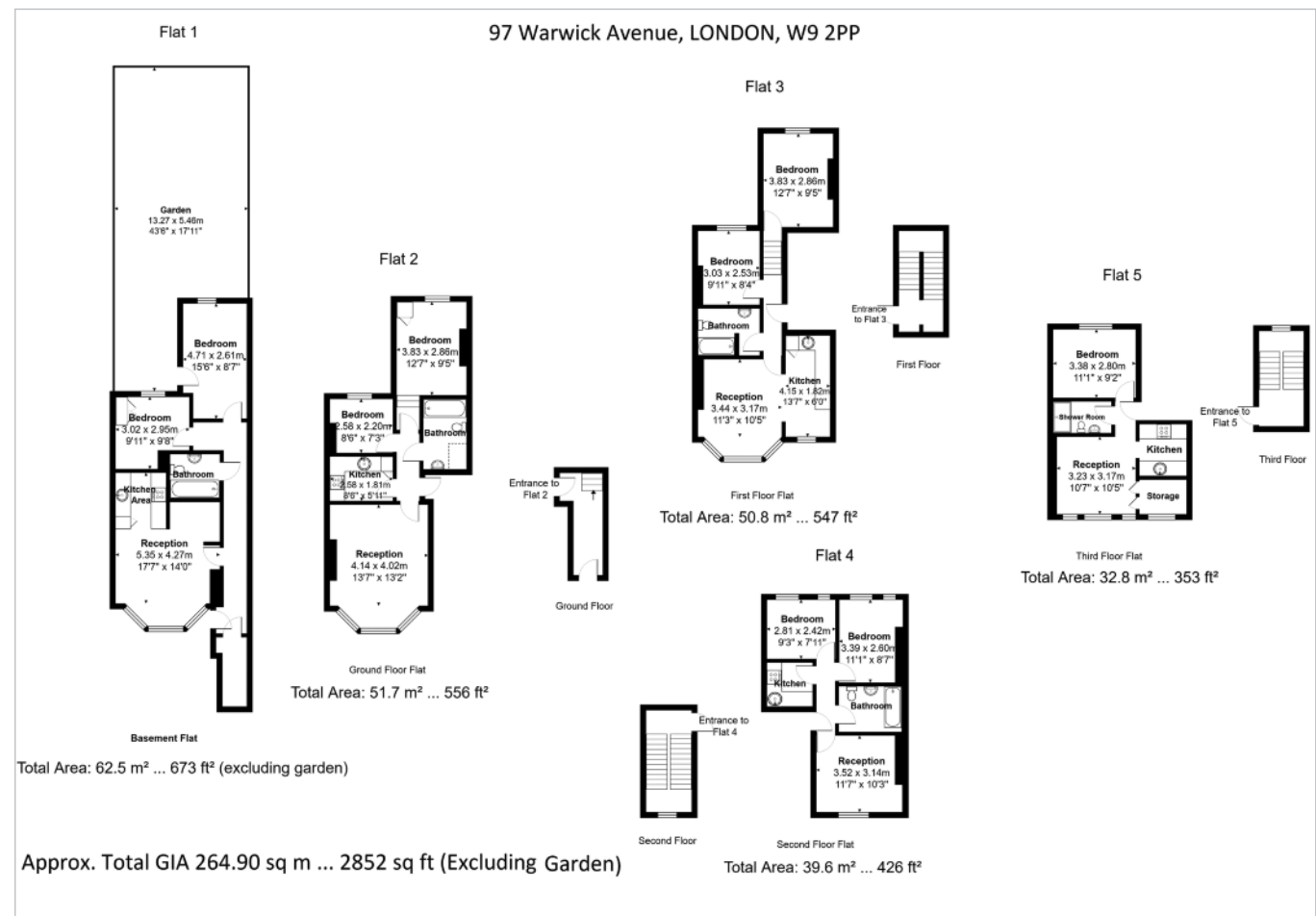
To View

The property will be open for viewing every Tuesday and Thursday before the Auction between 9.30 – 10.15 a.m. These are open viewing times with no need to register. (Ref: RE & AL).

Seller's Solicitor

Messrs Winkworth Sherwood Solicitors (Ref: DS).
Tel: 0207 593 5120.
Email: dsabanathan@wslaw.co.uk

INVESTMENT – Freehold Building



Tenure

Freehold.

Location

Warwick Avenue is located off Blomfield Road, which in turn runs off Maida Vale (A5). The property itself is situated on the west side of Warwick Avenue, between its junctions with Sutherland Avenue and Formosa Street. Local shops and restaurants are available in Maida Vale, with Underground services running from Warwick Avenue Station (Bakerloo Line). Westbourne Green open space and Paddington Green Recreational Ground are within reach. Further shops and amenities can be found in nearby Notting Hill, Paddington and Bayswater.

Description

The property comprises a mid terrace building arranged over lower ground, raised ground and three upper floors. Internally, the building is arranged to provide five self-contained flats. There is a garden.

Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

Flat	Floor	Accommodation	GIA Approximately sq m (sq ft)	Terms of Tenancy	Current Rent £ p.c.m.
1	Lower Ground Garden Flat	Reception Room through to Kitchen, Bedroom 1 with access to Garden, Bedroom 2, Bathroom/WC and wash basin	62.5 sq m (673 sq ft)	Assured Shorthold Tenancy for a term of 12 months from 10th January 2018	£1,640 p.c.m.
2	Raised Ground	Reception Room, Kitchen, Bedroom 1, Bathroom/WC and wash basin, Stairs down to Bedroom 2	51.7 sq m (556 sq ft)	Assured Shorthold Tenancy for a term of 12 months from 5th February 2018	£1,560 p.c.m.
3	First	Reception Room through to Kitchen, Bedroom 1, Bathroom/WC and wash basin, Stairs down to Bedroom 2	50.8 sq m (547 sq ft)	Assured Shorthold Tenancy for a term of 12 months from 20th August 2018	£1,720 p.c.m.
4	Second	Reception Room, Kitchen, Two Bedrooms, Bathroom/WC and wash basin	39.6 sq m (426 sq ft)	Assured Shorthold Tenancy for a term of 12 months from 24th May 2018	£1,420 p.c.m.
5	Third	Reception Room, Kitchen, Bedroom, Shower Room/WC and wash basin	32.8 sq m (353 sq ft)	Assured Shorthold Tenancy for a term of 12 months from 9th January 2018	£1,256.67 p.c.m.

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 £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.



Flat 1

Flat 2



Flat 5



Flat 2



Flat 1