

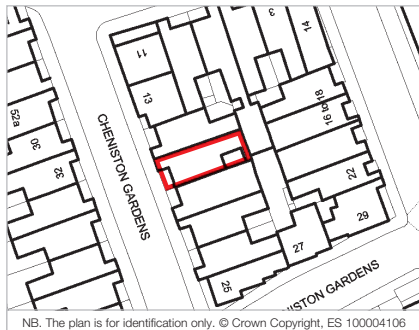
London W8

17 Cheniston Gardens, Kensington W8 6TG

- **A Freehold Well Located Mid Terrace Building**
 - Internally arranged to provide Letting Room Accommodation
 - Extending to Approximately 351.2 sq m (3,780 sq ft)
- ### Vacant Possession upon Completion

FIRST TIME ON THE MARKET FOR 19 YEARS

EIGHT WEEK COMPLETION PERIOD AVAILABLE



NB. The plan is for identification only. © Crown Copyright, ES 100004106

To View

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

Seller's Solicitor

Messrs Solomon Taylor Shaw (Ref: GP).
Tel: 0207 431 1912.
Email: gary@solts.co.uk

VACANT – Freehold Building



Tenure

Freehold.

Location

Cheniston Gardens is ideally located in the Royal Borough of Kensington, very close to the numerous shopping, restaurant and local amenities of Kensington High Street. High Street Kensington Underground Station (District and Circle Lines) is within easy walking distance to the north. The open spaces of the ever popular Hyde Park are easily accessible as is the A4 to the south which provides direct access to the M4 Motorway.

Description

The property comprises an attractive mid terrace building arranged over basement, ground and three upper floors.

Accommodation

The property was only partially inspected by Allsop.

Basement – Four Studio Flats each with En-Suite Shower Room and Kitchenette

Ground Floor – Four Studio Flats, Three with En-Suite Shower Room, Further Shower Room

First Floor – Four Studio Flats, Two with En-Suite Shower Rooms

Second Floor – Four Studio Flats with Kitchenettes, one with En-Suite Shower Room, Two Separate WCs, Separate Shower Room

Third Floor – Three Studio Flats each with En-Suite Shower Room

Floor Areas

We are informed by our client's architect that each floor extends to the following:

Basement	77.5 sq m	(834 sq ft)
Ground Floor	74.9 sq m	(806 sq ft)
First Floor	74.9 sq m	(806 sq ft)
Second Floor	69.9 sq m	(752 sq ft)
Third Floor	54.1 sq m	(582 sq ft)
Total	351.2 sq m	(3,780 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.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.

