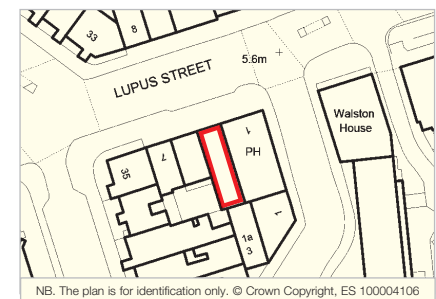


London SW1V

3 Lupus Street, Pimlico SW1V 3AS

- **A Freehold Mid Terrace Building**
- Ground Floor and Basement Restaurant
- 10 bedroom HMO above
- GIA 354.8 sq m (3,819 sq ft)
- Planning consent for change of use of uppers to a single dwelling (Class C3)

Vacant Possession



To View

The property will be open for viewing every Tuesday and Thursday before the Auction between 4.00 – 4.30 p.m. These are open viewing times with no need to register. (Ref: JSL/GB).

Seller's Solicitor

Pemberton Greenish
(Ref: Mr D DeMapeou).
Tel: 020 7591 3333.
Email: n.vedi@pglaw.co.uk

VACANT – Freehold Building



Tenure

Freehold.

Location

The property is situated on the south side of Lupus Street, to the west at its junction of Aylesford Street. Well located only 50m (165ft) from Pimlico Underground Station (Victoria Line) and just over half a mile from Victoria Overground Station.

Description

The property comprises a mid terrace building arranged over basement, ground and four upper floors. The ground and basement have historically been used as a restaurant with kitchens and ancillary, whilst the upper floors, which are separately accessed from the front, are arranged as a 10 room House of Multiple Occupancy (HMO).

NB. The commercial and residential parts may be available as separate lots. Please refer to the Auctioneers for further information.

Accommodation

The property was not measured by Allsop. The measurements below were provided by the Vendor.

Basement – 110 sq m (1,184 sq ft)

Ground Floor – 79 sq m (850 sq ft)

First Floor – Two Rooms, Communal Shower Room with wash basin and WC. GIA 42.9 sq m (456 sq ft)

Second Floor – Three Rooms, Communal Shower Room with wash basin and WC. GIA 43.2 sq m (465 sq ft)

Third Floor – Three Rooms, Communal Shower Room with wash basin and WC. GIA 40.1 sq m (431 sq ft)

Fourth Floor – Two Rooms, Communal Shower Room with wash basin and WC. GIA 40.1 sq m (431 sq ft)

Total GIA 354.8 sq m (3,819 sq ft)

Planning

Local Planning Authority: Westminster City Council.

Web: www.westminster.gov.uk

The upper parts benefit from permission for conversion from an HMO (Sui Generis) to a single dwelling (class C3).

Application No: 15/04287/FULL & 15/04280/FULL

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.