

Knightsbridge

Flat 6, 13 Herbert Crescent, Knightsbridge SW1X 0HB

- A Leasehold Well Located Self-Contained Second Floor Flat
- Gross Internal Area Approximately 58.9 sq m (634 sq ft)

Vacant Possession



Reception Room



Second Floor

To View

The property will be open for viewing every Tuesday and Thursday between 10.45 – 11.15 a.m. before the auction.

Seller's Solicitor

Wilson Barca LLP (Ref: ME).
Tel: 0207 272 2072.
Email: maurice_evans@wilsonbarca.com

VACANT – Leasehold Flat



Tenure

Leasehold. The property is held on a lease for a term of years expiring 21st June 2134 (Thus having approximately 119 years unexpired) at a peppercorn ground rent.

Location

The property is located in the well-established area of Knightsbridge within the Royal Borough of Kensington and Chelsea. The property is situated on the south side of Herbert Crescent. Local amenities are readily available in both South Kensington and Knightsbridge, including a variety of restaurants, bars, retail shops and boutiques. The further and more extensive shopping facilities of Kensington High Street, South Kensington and the West End are all within easy reach. Communications are provided by Knightsbridge Underground Station (Piccadilly Line), which is located less than half a mile from the property, and the nearby A4 which provides access to Central London and both the M4 and M25 Motorways. The open spaces of Hyde Park are readily available a short walk to the north.

Description

The property comprises a self-contained second floor flat situated within an attractive mid terrace building arranged over lower ground, ground and four upper floors.

Accommodation

Reception Room/Kitchen, Bedroom, Shower Room/WC

GIA 58.9 sq m (634 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.alltop.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.