

**London W10**  
**10B St Ervans Road,**  
**North Kensington**  
**W10 5QS**

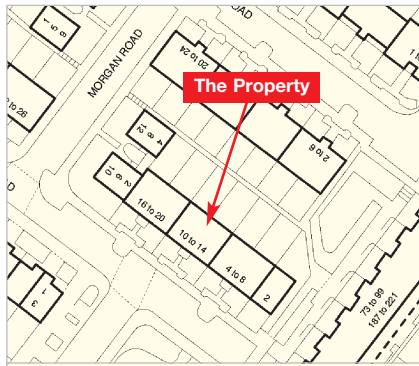
- **A Leasehold Self-Contained Purpose Built First and Second Floor Maisonette**

- **Subject to a Three Year Lease (extended)**

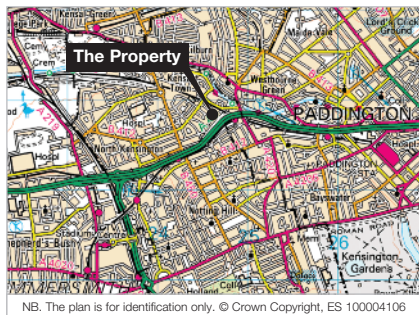
- **Current Gross Rent Reserved**

**£17,056 per annum (equivalent)**

**Vacant Possession**  
**June 2014**



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



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**To View**

The property will be open for viewing every Wednesday and Saturday before the Auction between 12 noon – 2.00 p.m. (Ref: UD).

**Seller's Solicitor**

Messrs Muscatt Walker Hayim  
(Ref: Mr B Hayim).  
Tel: 020 7486 5131.  
Email: alex.finnay@mwh-law.co.uk

**INVESTMENT – Leasehold Maisonette**

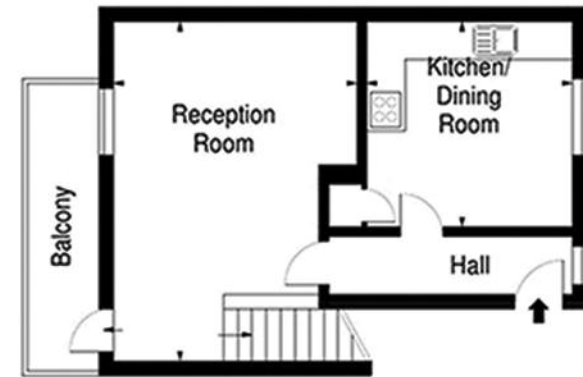


**Tenure**

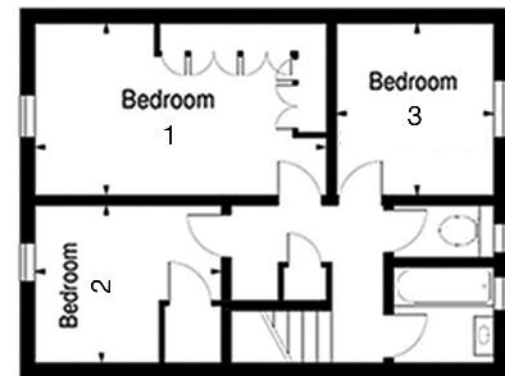
Leasehold. The property is held on a lease for a term of 125 years from 25th March 1986 (thus having approximately 98 years unexpired) at a current ground rent of £10 per annum.

**Location**

St Ervans Road is a cul-de-sac running south from Golborne Road which offers a selection of local shops and convenience stores. Portobello Market is within a mile to the south within the fashionable Notting Hill district. More extensive shopping is available at The Westfield Shopping Centre, Queensway and Oxford Street. Road communications are excellent with the A40 Westway providing links to the west. Underground services run from Westbourne Park (Hammersmith & City Line) and Paddington Mainline Station is also close by.



**First Floor**



**Second Floor**

**Description**

The property comprises a self-contained maisonette arranged over the first and second floors of a purpose built building arranged over lower ground, ground, first and second floors.

**Accommodation**

(Dimensions approximate and to extremities)

**Ground Floor** – Communal Entrance Lobby

**First Floor** – Entrance Hall, Reception Room 5.33 m x 3.81 m (17' 6" x 12' 6" max), door to Balcony, Kitchen/Diner 3.28 m x 3.20 m (10' 9" x 10' 6") with gas-fired boiler (not tested)

**Second Floor** – Bedroom 1 4.57 m x 2.74 m (15' x 9'), door to Shared Balcony, Bedroom 2 2.97 m x 2.51 m (9' 9" x 8' 3"), Bedroom 3 2.74m x 2.51m (9' x 8' 3"), Bathroom with wash basin, Separate WC, Landing with airing cupboard (immersion cylinder)

**Floor Area (GIA) Approximately 75.25 sq m (810 sq ft)**

**Tenancy**

The property is subject to a Lease in favour of Octavia Housing (a registered social landlord) for a term of 3 years from 10th December 2010 at a rent of £17,056 per annum. This lease has been extended for a period of six months in accordance with Clause 9. Vacant Possession will be offered therefore in June 2014.

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](http://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.