

London W1H

Flat 21,
'Cumberland Court',
Great Cumberland
Place,
Marble Arch
W1H 7DP

- **A Leasehold Self-Contained Purpose Built Sixth Floor Flat**
Vacant Possession



To View

The property will be open for viewing every Wednesday and Saturday before the Auction between 3.00 – 3.30 p.m. (Ref: UD).

Seller's Solicitor

Messrs Teacher Stern LLP (Ref: Mr R Pabla).
Tel: 020 7242 3191.
Email: r.pabla@teacherstern.com

VACANT – Leasehold Flat



Tenure

Leasehold. The property is held on a lease for a term of 99 years (less 10 days) from 25th March 1977 (thus having approximately 62 years unexpired) at a current ground rent of £90 per annum.

Location

The property is situated on the west side of Great Cumberland Place, to the south of its junction with Bryanston Street. The extensive shops and amenities of Oxford Street are readily accessible. In addition, there is a diverse mix of restaurants within Marylebone Village and Mayfair to the east and south-east respectively. Hyde Park is within walking distance to the south. Marble Arch Underground Station (Central Line) is within close proximity to the south and the nearby A5 and A40 both provide access to the A406 (North Circular Road) and the M1 and M40 Motorways respectively.

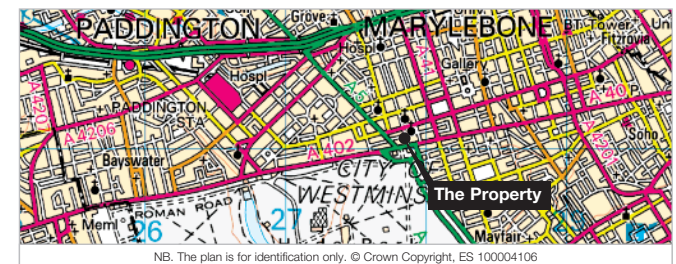
Description

The property comprises a self-contained sixth floor flat situated within a purpose built block arranged over commercial premises at ground floor level and eight upper floors. The property benefits from a passenger lift and entry phone system (not tested). In addition, there is a porter.

Accommodation

Reception Room, Two Bedrooms, Kitchen, Bathroom with WC and wash basin.

We are informed by the Vendor that the property extends to approximately (GIA) 55.92 sq m (602 sq ft)



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

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.