

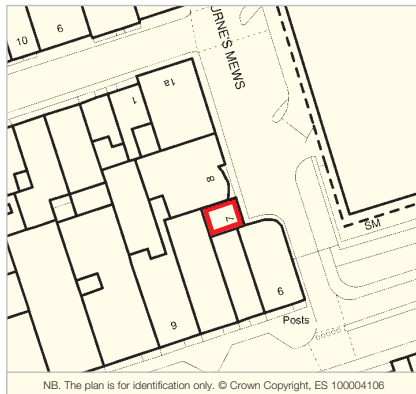
London W1K

7 Blackburns Mews, Grosvenor Square, Mayfair W1K 2LG

- A Leasehold Well Located Mid Terrace Four Storey Mews House
- Extending to Approximately (GIA) 117.25 sq m (1,262 sq ft)

Vacant Possession

FIRST TIME ON THE MARKET FOR APPROXIMATELY 30 YEARS



To View

The property will be open for viewing every Tuesday and Thursday before the Auction between 12 noon – 1.00 p.m. (Ref: WT). NB: Prospective purchasers are advised to wait at the Gate to the Mews (Upper Grosvenor Street) where they will be met by an employee of Allsop.

Seller's Solicitor

Messrs Streathers Solicitors LLP
(Ref: Mr J Danaher).
Tel: 0207 034 4200.
Email: jdanaher@streathers.co.uk

VACANT – Leasehold Mews House



Tenure

Leasehold. The property is held on a lease for a term of 59 years and 63 days from 24th October 1983 (thus having approximately 28 years unexpired) at a current ground rent of £2,400 per annum.

Location

Mayfair is named after the annual fortnight long 'May Fair' that, from 1686-1764, took place on the site that is Shepherd's Market. The property itself is situated on the west side of Blackburns Mews, located to the southern part which is accessed via Upper Grosvenor Street. Blackburns Mews is effectively behind the American Embassy (which is being relocated to Nine Elms – SW8) and thus forms part of Grosvenor Square. The local extensive amenities of Mayfair are within walking distance; South Audley Street is to the south and Oxford Street is to the north along with Selfridges Shopping Store. Hyde Park is conveniently located to the west and Bond Street Underground Station is within close proximity to the north-east (Jubilee and Central Lines).

Description

The property comprises a mid terrace mews house arranged over ground and three upper floors. The garage is excluded from the sale and is owned by the Grosvenor Estate. The property benefits from two off-street parking spaces.

Accommodation

First Floor – Reception Room through to Kitchen

Second Floor – Bedroom with En-Suite Bathroom, WC and wash basin, Separate WC

Third Floor – Two Bedrooms, Bathroom with WC and wash basin

Gross Internal Area (GIA)

Approximately 117.25 sq m (1,262 sq ft)

NB: The Seller's Solicitors will prepare a Section 42 Notice, which will be appended to the Special Conditions of Sale and served upon the freeholder at the request of the successful buyer as per the provisions of the Special Conditions of Sale.

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.



Blackburns Mews



Grosvenor Square