

London SW1

Flat 12, 105 Belgrave Road, Pimlico SW1V 2BH

Tenure

Leasehold. The property is held on a lease for a term of 125 years from 24th June 2002 (thus having approximately 113 years unexpired) at a ground rent of £100 per annum.

Location

The property is situated on the east side of Belgrave Road to the north of St George's Square. Belgrave Road (A32B) is accessed from Vauxhall Bridge Road (A202) which lies to the east. Local amenities are available on Lupus Street with the more extensive facilities of Victoria being approximately a 10 minute walk to the north. Underground services run from Pimlico Station (Victoria Line). The River Thames is to the south.

Description

The property comprises a self-contained flat situated on the third floor (rear) of a building arranged over lower ground, raised ground and four upper floors.

A Leasehold Self-Contained Third Floor (rear) Studio Flat

Accommodation

Studio Room with integral Kitchenette and Shower Room with WC

To View

The property will be open for viewing on Wednesday 11th June between 11.00 – 11.30 a.m.

Seller's Solicitor

Messrs Yarwood & Stubley (Ref: S Gibson).
Tel: 01670 361211.
Email: secretaries@yarwoodstubley.co.uk

Vacant Possession

VACANT – Leasehold Flat



London W14

87B Talgarth Road, West Kensington W14 9DJ

Tenure

Leasehold. The property is held on a lease for a term of 189 years from 24th June 1961 (thus having approximately 164 years unexpired) at a current ground rent of £30 per annum.

Location

The property is situated on the south side of Talgarth Road (A4), to the east of its junction with Gliddon Road. Local amenities are available along Palliser Road and North End Road. The more extensive shopping facilities, restaurants and bars available within the Westfield Shopping Centre are located to the north. Underground services run from West Kensington (District Line) and Barons Court (Piccadilly and District Lines) Stations. The A4 provides access to the M4 Motorway. Ealing, Hammersmith and West London College and Charing Cross Hospital are nearby.

A Leasehold Self-Contained Lower Ground Floor Garden Flat. Possible potential for reconfiguration subject to obtaining all necessary consents

Description

The property comprises a self-contained lower ground floor flat situated within a mid terrace building arranged over lower ground, raised ground and two upper floors beneath a pitched roof. The property benefits from a patio garden to the rear. The property may afford potential for reconfiguration subject to obtaining all necessary consents. We are informed that the kitchen has been recently fitted.

Accommodation

Reception Room/Kitchen Area (Access to Rear Patio), Two Bedrooms, Bathroom with wash basin and WC

Planning

The London Borough of Hammersmith & Fulham
Tel: 0208 748 3020.

Seller's Solicitor

Messrs Yarwood & Stubley (Ref: S Gibson).
Tel: 01670 361211.
Email: secretaries@yarwoodstubley.co.uk

Vacant Possession

To View

The property will be open for viewing every Wednesday and Saturday before the Auction between 12.30 – 1.00 p.m. (Ref: UD).

VACANT – Leasehold Flat



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.