

London W2

Flat 1, 142-146 Gloucester Terrace, Bayswater W2 6HR

- **A Leasehold Self-Contained Laterally Converted Raised Ground Floor Flat in Need of Refurbishment**
- **Total Gross Internal Area extending to Approximately 125.8 sq m (1,355 sq ft)**

Vacant Possession



Tenure

Leasehold. The property is held on a lease for a term of 125 years from 29th September 1982 (thus having approximately 91 years unexpired) at a current ground rent of £1 per annum. The Buyer will obtain a Share of Freehold of the management company 'Mindmere Limited'.

Location

The property is located on the east side of Gloucester Terrace, to the north of its junction with Cleveland Terrace. Local shops, amenities and cafés are available along Westbourne Grove and Praed Street. Queensway, Marble Arch, Oxford Street and the attractions of the West End are easily accessible. Paddington Rail and London Underground Station (Circle, District, Bakerloo and Hammersmith & City Lines) is within a five minute walk to the east. The open spaces of Hyde Park and Kensington Gardens are to the south.

Description

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

The property is laterally converted and in 'shell condition' in need of refurbishment.

Accommodation

Four Rooms, Kitchen, Bathroom/WC

Total Gross Internal Area extending to approximately 125.8 sq m (1,355 sq ft)

To View

The property will be open for viewing on Tuesday 16th February between 9.30 – 10.00 a.m. These are open viewing times with no need to register. (Ref: TW).

Seller's Solicitor

Stratega Law.

Tel: 0203 301 1040

Email: aysel.ibrahim@strategalaw.co.uk

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.