

London WC1

49 Marchmont Street, Bloomsbury WC1N 1AP

- **A Leasehold Well Located Self-Contained First, Second and Third Floor Maisonette**
- Possible Potential for Conversion to provide Two Self-Contained Flats, subject to obtaining all necessary consents
- Providing Four Bedroom Accommodation (Approximately 1,374 sq ft)

Vacant Possession

**SIX WEEK COMPLETION
AVAILABLE**

**In same ownership for
approximately 30 years**



To View

The property will be open for viewing every Tuesday and Friday before the Auction between 10.30 – 11.00 a.m. These are open viewing times with no need to register. (Ref: JA).

Joint Auctioneer

Messrs Hander Private Clients (Ref: DC)
Tel: 0207 404 6281.
Email: privateclients@hander.co.uk

Seller's Solicitor

Messrs David Durn & Co (Ref: GN).
Tel: 01895 612400.
Email: gnewman@daviddurn.co.uk

VACANT- Leasehold Maisonette



Tenure

Leasehold. The property is to be held on a new lease for a term of 125 years from the date of completion at an initial ground rent of £250 per annum.

Location

Marchmont Street is located off Tavistock Place which in turn runs off Tavistock Square. The property itself is situated on the west side of Marchmont Street. Local shops and amenities including The Brunswick are available. The further amenities of both King's Cross and Holborn are within reach. Great Ormond Street Hospital, The University of London, The British Museum and University College London are all close by. The open spaces of Russell Square are within reach. Underground services run from Russell Square Station (Piccadilly Line).

Description

The property comprises a self-contained first, second and third floor maisonette situated within a mid terrace building arranged over lower ground, ground and three upper floors. The maisonette may afford potential for conversion to provide two self-contained flats, subject to all necessary consents being obtained.

Accommodation

First Floor – Reception Room, Kitchen, Bathroom with wash basin/WC

Second Floor – Two Bedrooms, Shower Room with wash basin/WC

Third Floor – Reception Room, Two Bedrooms, Kitchen

We understand that the flat extends to approximately 127.6 sq m (1,374 sq ft).

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.