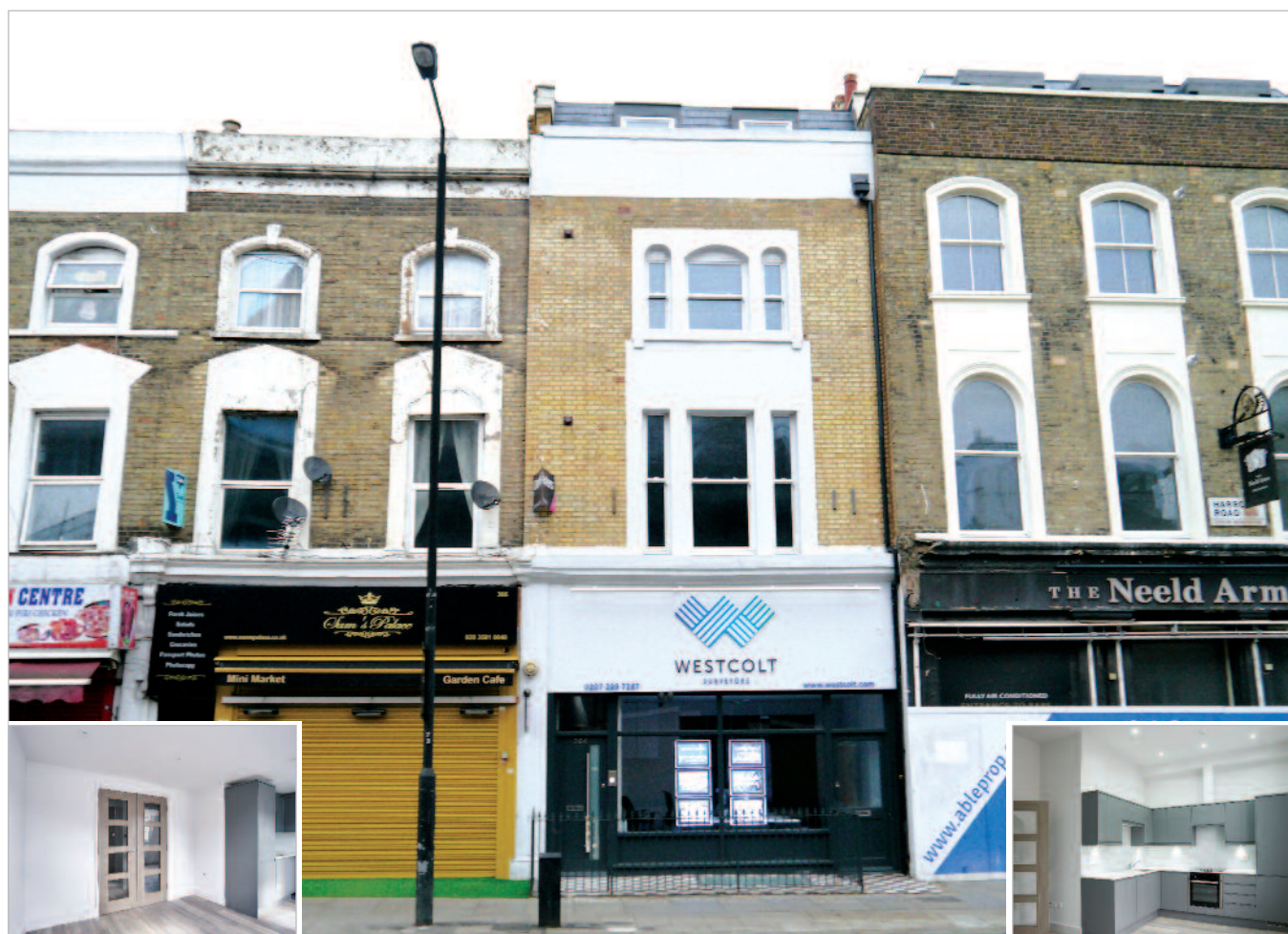


London W9

364A (Lot 280) and 364B (Lot 281), Harrow Road Maida Vale W9 2HU

- Two Leasehold Self-Contained One Bedroom Flats
- Situated on the Second and Third Floors of a Mid Terrace Building
- Recently Refurbished
- To be offered Individually



Tenure

Leasehold. The properties will each 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

The properties are situated on the north side of Harrow Road, to the east of its junction with Chippenham Road. Local shops and restaurants are available in Maida Vale, with further shops and amenities being accessible in Notting Hill, Paddington and Bayswater. Underground services (Bakerloo Line) run from Warwick Avenue and Maida Vale Stations. Westbourne Green Open Space and Paddington Green Recreational Ground are within reach.

Description

The property comprises a self-contained second floor flat (Lot 281) and a self-contained third floor flat (Lot 280) situated within a mid terrace building arranged over ground and three upper floors. The flats will be offered individually.

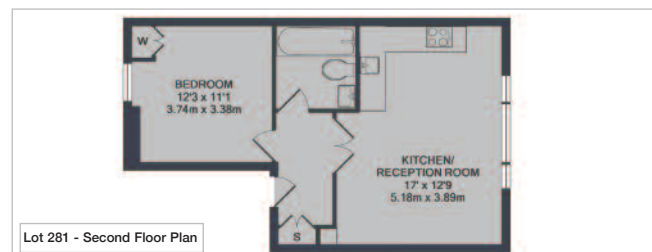
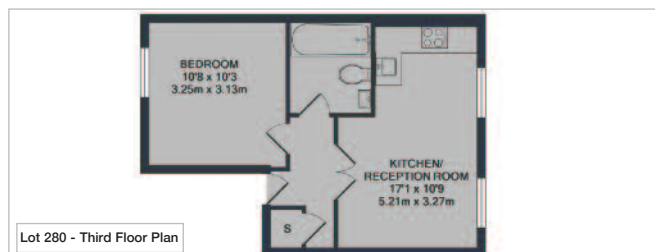
Accommodation

Lot 280: 364a Harrow Road

Third Floor – Reception Room/Kitchen, Bedroom, Bathroom/WC

Lot 281: 364b Harrow Road

Second Floor – Reception Room/Kitchen, Bedroom, Bathroom/WC



To View

The properties will be open for viewing every Tuesday and Saturday before the Auction between 12.15 – 12.45 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs DKLM LLP (Ref: Mohi Uddin).
Tel: 0207 549 7876.
Email: m.uddin@dklm.co.uk

VACANT – Two Leasehold Flats

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 £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.