

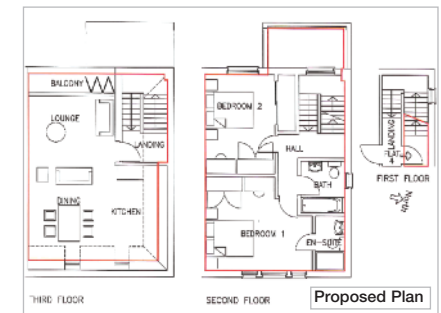


## London SW11

### Flat 4, 16 Louvaine Road, Battersea SW11 2AQ

- **A Leasehold/Share of Freehold Self-Contained Second Floor Flat**
- Planning Permission for an Additional Floor to provide a Two Bedroom Split Level Maisonette
- Further potential for additional development subject to obtaining the necessary consents

## Vacant Possession



### Tenure

Leasehold/Share of Freehold. The property is held on a lease for a term of 225 years from 2nd December 1998 (thus having approximately 209 years unexpired). Please contact the Vendor's Solicitor for details of the ground rent payable.

### Location

The property is located on the west side of Louvaine Road between its junctions with Oberstein Road and Cologne Road. The popular shops, bars, cafés and restaurants of St Johns Hill, Battersea Rise and Northcote Road are all accessible, as are the excellent transport links of Clapham Junction Rail Station. The open spaces of Spencer Park and Wandsworth Common are within walking distance to the south. Both the A3 and A214 are easily accessible.

### Description

The property comprises a self-contained flat situated on the second floor of a semi-detached building arranged over ground, first and second floors.

### Accommodation

Reception Room, Bedroom, Kitchen, Bathroom

### Planning

Planning Application No: 2012/0113.

Planning permission was granted on 7th March 2012 for "Removal of existing roof. Erection of an additional floor with a mansard roof extension with rear balcony".

Plans and planning permission are available from the auctioneers upon request. Please email: jimmy.bruce@allsop.co.uk

### To View

The property will be open for viewing every Thursday and Saturday before the Auction between 2.15 – 2.45 p.m. (Ref: UD).

### Seller's Solicitor

TWM Solicitors (Ref: Michael Dawson).

Tel: 01483 752 815.

Email: michael.dawson@twmsolicitors.com

**VACANT –  
Leasehold/Share of Freehold 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.allsop.co.uk](http://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.

**LOT 111 WITHDRAWN**