

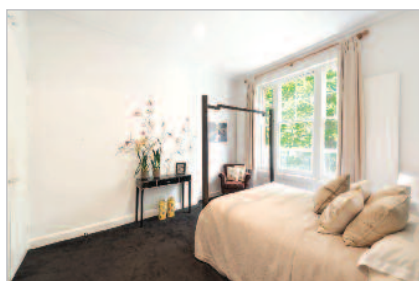
London SW5

Flat 5, Falcon House, 202 Old Brompton Road, Earls Court SW5 0BU

- A Well Located Long Leasehold Self-Contained First Floor Flat
 - Three Bedroom Accommodation
 - Extending to Approximately 149 sq m (1,605 sq ft)
 - Communal Gardens
- ## Vacant

On the instructions of A Kisby MRICS and P Mayo MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

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To View

Please contact the Joint Auctioneer.

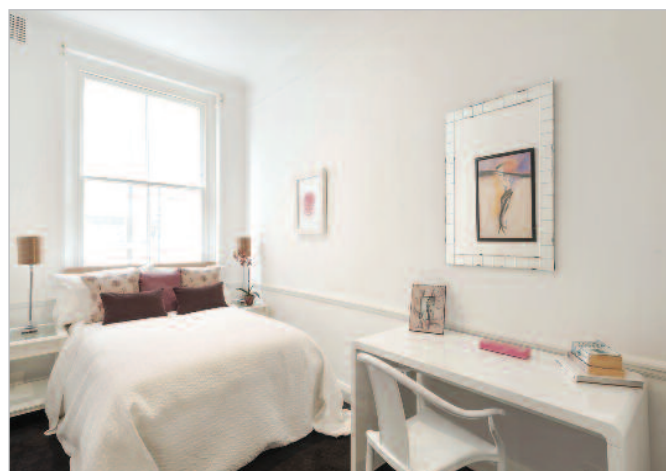
Seller's Solicitor

Dentons UK MEA LLP
(Ref: WXAR.039613.00003).
Tel: 01923 215071.
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Joint Auctioneer

Winkworth (Ref: Edward Towers).
Tel: 0207 373 5052.
Email: etowers@winkworths.co.uk

Leasehold Flat



Tenure

Long Leasehold. The property is held on a lease for a term of 999 years from 25th March 2005 (thus having approximately 987 years unexpired) at a peppercorn ground rent.

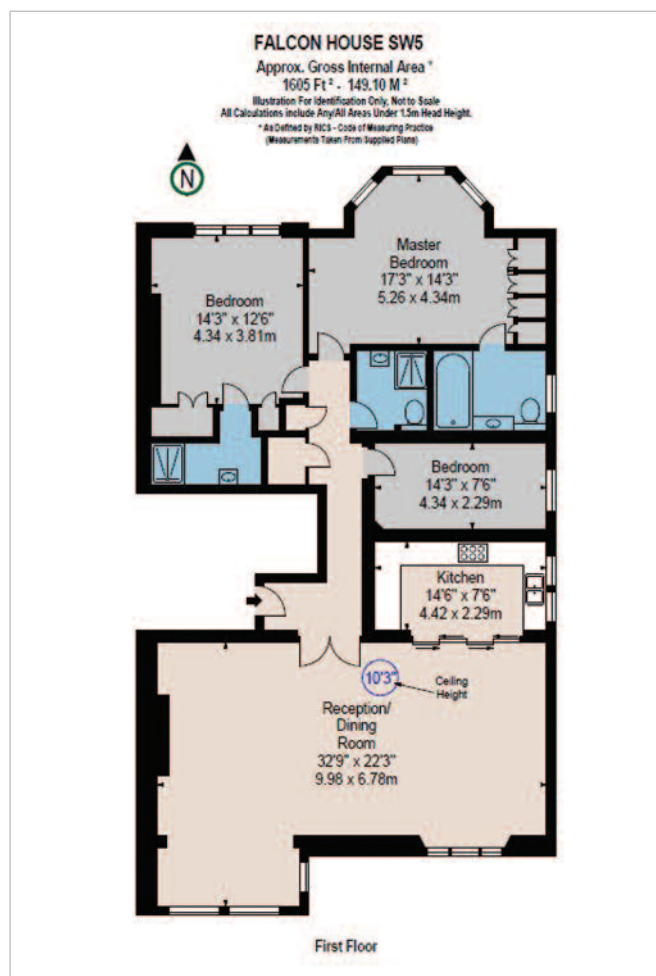
Location

The property is situated on the north side of Old Brompton Road, to the east of its junction with Earls Court Road. An extensive range of shops, bars and restaurants is available in the area, with further and more extensive facilities being accessible in the neighbouring areas of Chelsea, Knightsbridge, Kensington, Fulham and Hammersmith. Earls Court Underground Station is less than half a mile to the north and provides services on the Piccadilly and District Lines. West Brompton Station is also nearby to the west and provides London Underground (District Line) and Overground services. The nearby A4 provides a route into both Central London to the east and to the A406 (North Circular Road) and both the M4 and M25 Motorways to the west. An extensive range of leisure pursuits is available in the area, with the Olympia London Exhibition Centre, Victoria & Albert and Natural History Museums, the Royal Albert Hall and the open spaces of Kensington Gardens and Hyde Park also being in close proximity.

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.



Description

The property comprises a self-contained first floor flat situated within a period building arranged over four storeys beneath a mansard roof. The property benefits from access to communal gardens.

Accommodation

Open Plan Reception/Dining Room, Kitchen off, Master Bedroom with En-Suite Bathroom with WC/wash basin, Second Bedroom with En-Suite Shower Room with wash basin, Further Bedroom, Shower Room with WC/wash basin

Approximate GIA 149 sq m (1,605 sq ft)
(Source: Joint Auctioneer)

