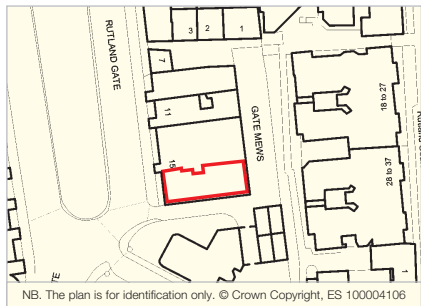


London SW7
Flat 2,
15 Rutland Gate,
Knightsbridge
SW7 1BH

- **A Leasehold Lower Ground and Raised Ground Floor Maisonette**
- Three Bedrooms and Three Bathrooms
- Extending to Approximately 1,485 sq ft
- Current Rent Reserved
£102,703.70 per annum (equivalent)

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



Seller's Solicitor

Messrs MAB Law (Ref: BR).
 Tel: 01923 215071.
 Email: bill.ramsey@mablaw.com

Leasehold Maisonette



Tenure

Leasehold. The property is held on a lease for a term of 999 years from 24th June 1991 (thus having approximately 975 years unexpired). Refer to Solicitors for ground rent.

Location

The property is located in the well established area of Knightsbridge within the Royal Borough of Kensington and Chelsea. The property is situated on the east side of Rutland Gate, to the south of its junction with Kensington Road (A315). Local amenities are readily available in Knightsbridge, including a variety of restaurants, bars, retail shops and boutiques. The further and more extensive shopping facilities of the King's Road, Kensington High Street, South Kensington and the West End are all within easy reach. Communications are provided by Knightsbridge Underground Station (Piccadilly Line) which is located less than half a mile from the property and the nearby A4 which provides access to Central London and both the M4 and M25 Motorways. The open spaces of Hyde Park are readily available to the north.

Description

The property comprises a lower ground and raised ground floor maisonette situated within a purpose built building arranged over lower ground, raised ground and five floors beneath a flat roof.

Accommodation

The property was not internally inspected or measured by Allsop. The following information was provided by the Seller. We are informed that the property provides:

Three Bedroom, Three Bathroom Accommodation

Tenancy

The property is subject to an Assured Shorthold Tenancy dated 11th June 2011 for a term expiring on 14th June 2013 but which has been extended by Memorandum of Agreement to a term expiring on September 2015 at a rent of £281.38 per day and which has been paid up to the expiry of that extended term.

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.

