



SITUATION

Located in this fashionable part of London, fronting the River Thames and being only a ½ mile south of King’s Road which hosts a large variety of shopping facilities and a vast amount of cafés and eateries. Sloane Square Underground Station (District & Circle Lines) is approx. ¾ mile distant with **The Saatchi Gallery** and **National Army Museum** being within walking distance.

PROPERTY

Forming part of an attractive **Grade II Listed Building** comprising a **Self-Contained 2 Bed Flat** planned on the ground and lower ground floors. The property benefits from a **Private Rear Patio** and enjoys excellent views of the River Thames.

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 25th December 1981 at a current ground rent of £225 p.a. rising **PLUS SHARE OF FREEHOLD.**

Offered with **VACANT POSSESSION**

Vacant 2 Bed Flat

The Surveyors dealing with this property are **NICHOLAS LEIGH** and **JONATHAN ROSS**

ACCOMMODATION

Ground Floor

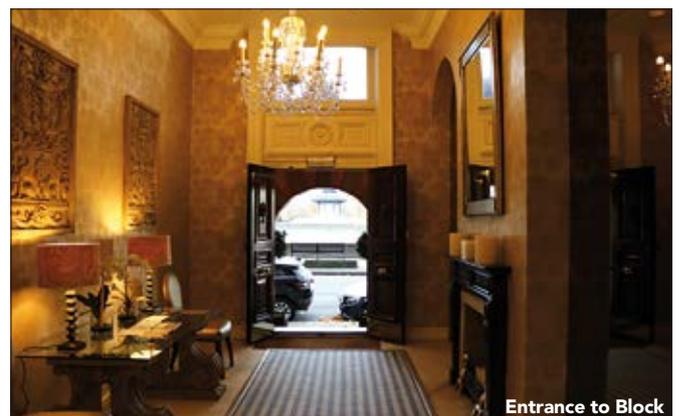
Dining Room 17'6" x 9'6"
Reception Room 22'0" x 17'8"
WC

Lower Ground Floor

Bedroom 1 17'6" x 13'8"
Bedroom 2 12'10" x 9'9"
Kitchen 18'3" x 5'7"
Bathroom/WC

GIA Approx. 1,235 sq ft plus Private Rear Patio

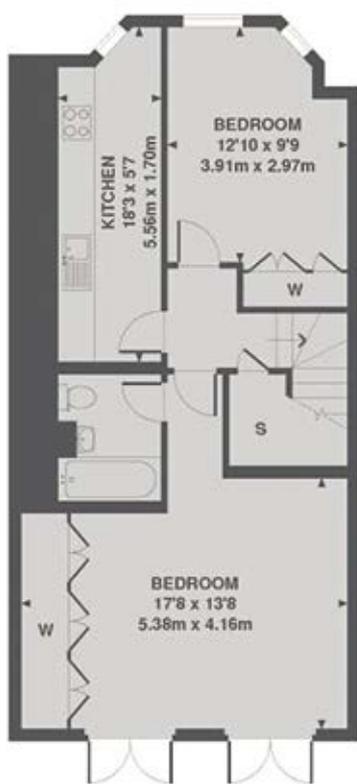
Note: The Royal Borough of Kensington & Chelsea have stated that various internal works to the Flat are required – refer to legal pack for copy correspondence.



Entrance to Block



The Property



LOWER GROUND FLOOR



GROUND FLOOR

VENDOR'S SOLICITORS

Bishop & Sewell - Tel: 020 7631 4141
Ref: Ms Charlotte Archer - Email: carcher@bishopandsewell.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration
fee of £750 (including VAT) upon exchange of contracts