



SITUATION

Located within this well known commercial terrace in the heart of this sought after residential area which is famous for Abbey Road and the Beatles. Lord's Cricket Ground, St John's Wood Underground Station (Jubilee Line) and the West End are all within close proximity.

PROPERTY

A Period building with stucco front elevation planned on **Ground, Lower Ground, First and Second Floors.** In addition, there is a 4'9" deep front forecourt included.

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note 1: The property was previously used as a School (D1 Use) and it is believed to be suitable for Retail/ Residential/Office uses etc., subject to the necessary change of use from London Borough of Camden (020 7974 4444).

Vacant Building

The Surveyors dealing with this property are **JOHN BARNETT** and **JOSHUA PLATT**

* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

ACCOMMODATION

Ground Floor

Gross Frontage	17'10"
Front Room	29'9" x 12'6"
Rear Room	9'11" x 16'2"
WC	

Lower Ground Floor

Front Room	17'1" x 29'9"
Rear Room	9'7" x 17'1"
Kitchen	3'5" x 16'8"
2 Vaults plus 2 WCs	

First Floor

Front Room	17'1" x 14'10"
Rear Room	15'9" x 11'1"

Second Floor

Front Room	17'1" x 16'1"
Rear Room	13'3" x 10'4"

GIA Approx. 2,726 sq ft

Note 2: Floor Plans available from the Auctioneers.

JOINT AUCTIONEERS

Anthony Filer & Co - Tel: 020 8459 5855
Ref: A. Filer - Email: anthony@filer.co.uk

VENDOR'S SOLICITORS

OGR Stock Denton LLP - Tel: 020 8349 0321
Ref: S. Goldberg - Email: sgoldberg@ogrstockdenton.com

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