



SITUATION

Located on Eardley Crescent which links Old Brompton Road with Warwick Road within the Royal Borough of Kensington & Chelsea with nearby local shopping facilities in West Brompton. In addition, a variety of shops, boutiques and restaurants are available along Kensington High Street to the north-east.

The Olympia London Exhibition Centre is approx. 1 mile distant with Earl's Court Underground Station (District and Piccadilly Lines) and West Brompton Station (London Overground and Southern rail services) both within easy walking distance.

Recreational amenities in the area include Holland Park, Hyde Park and Battersea Park.

Furthermore, the property backs on to the former Earl's Court Exhibition Centre which is now the subject of a major regeneration scheme.

Earl's Court lies less than 3 miles south-west of Marble Arch.

PROPERTY

3 adjoining terraced buildings planned on lower ground, ground, first, second and third floors which interconnect at each level comprising a **Hotel with 51 Bedrooms (each with ensuite and kitchenette) together with a Reception Area, Dining Room, Kitchen and ancillary office/storage areas.**

In addition, there is a passenger lift to all floors, gas central heating and a rear garden.

The property will include fixtures and fittings – refer to Chattels List in the Legal Pack.

ACCOMMODATION

Lower Ground Floor

9 Bedrooms, Kitchen, Dining Room, Ancillary Rooms GIA	Approx.	2,809 sq ft ¹
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Ground Floor

9 Bedrooms (one used as an office & 6 with a mezzanine sleeping area), Reception, Ancillary Rooms GIA	Approx.	2,508 sq ft ¹
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Rear Mezzanine

3 Bedrooms GIA	Approx.	452 sq ft ¹
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First Floor

12 Bedrooms (each with a mezzanine sleeping area) GIA	Approx.	2,551 sq ft ¹
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Second Floor

9 Bedrooms (one is a double room suite) GIA	Approx.	2,109 sq ft ¹
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Third Floor

9 Bedrooms (one is a double room suite) GIA	Approx.	1,926 sq ft ¹
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Total GIA	Approx.	12,355 sq ft
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¹Areas provided by Vendor.

Vacant 51 Bedroom Hotel

The Surveyors dealing with this property are
John Barnett and Steven Grossman

Vendor's Solicitors

Cornerstone Law
Tel: 0191 607 8871 Ref: Benjamin Done
Email: ben@cornerstonelaw.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note 1: Floor Plans available from the Auctioneers.

Note 2: Based on the hotel's current quoted room rates, we have calculated the hotel can potentially generate a gross income of £6,010 per night which equates to £2,193,650 per annum in a non-leap year.

Note 3: The property may also lend itself to conversion into a number of residential flats, subject to obtaining the necessary consents.

