

6 WEEK COMPLETION



SITUATION

In this sought after location opposite **Porchester Hall** (famous for Turkish Baths and Swimming Pool), close to the multiple shopping facilities in Queensway which include **Whiteleys** and only a short distance from Hyde Park and midway between Bayswater Underground Station (Circle line) and Royal Oak Underground Station (Hammersmith & City Line).

PROPERTY

A **7th Floor Self-Contained 2 Bed Flat** in this well-known 1930's block of flats benefitting from passenger lifts, portorage and central heating.

VAT is NOT payable in respect of this Lot

ACCOMMODATION

- Bedroom 1
- Bedroom 2
- Lounge
- Kitchen
- Bathroom/WC
- Gross Internal Area Approx 720 sq ft

TENURE

Leasehold for a term to expire on 28th September 2098 (thus having approx 87 ¼ years unexpired) at a ground rent of £80 p.a.

Offered with FULL VACANT POSSESSION

Note: At the Purchaser's request and cost the Vendor will serve a Notice on the Freeholders requesting an extension of Lease by a further 90 years at nil ground rent.

SERVICE CHARGE

Currently £2,630 p.a. budgeted for Year End June 2011 based on 1.03% of block.

Vacant 2 Bed Flat

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS BORD**

VENDOR'S SOLICITORS
Parker Thomas - Tel: 020 7242 5462
Ref: F. Leighter Esq - Email: frank.leighter@parkerthomas.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 £275 (including VAT) upon exchange of contracts