

# Lot 2

52 Pembroke Road, Kensington  
London W8 6NX

**\*Guide: £1,500,000**

By order of Trustees  
In same family ownership for over 50 years  
6 week completion



## SITUATION

Located within this established parade, close to the junction with Warwick Road (A3220), within ½ a mile of both West Kensington (District Line) and Earls Court (District & Piccadilly Lines) Underground Stations, in this built up mixed commercial and residential area of West London.

## PROPERTY

A mid terrace stucco fronted Period building comprising a **Ground Floor Shop** with separate front access to **3 Self-Contained Flats** planned on the basement, part ground, first and second floors. All of the Flats benefit from Gas Central Heating and Flats 1 & 2 benefit from an Entryphone. In addition, the Basement Flat benefits from the use of an outside Patio area.

**VAT is NOT applicable to this Lot**

## FREEHOLD

**Note 1: There is potential to add additional accommodation on the third floor similar to other properties in the parade, subject to obtaining the necessary consents.**

**Note 2: Refer to Auctioneers for floor plans and the virtual tour of the flats.**



**£72,298** per annum

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

## Vendor's Solicitors

Russell-Cooke LLP

Tel: 020 8394 6511 Ref: Arnold Isaacson

Email: arnold.isaacson@russell-cooke.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'**



## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop (No. 52)	Gross Frontage 18'5" Internal Width 13'11" (max) Shop Depth 28'5" Built Depth 34'9" WC	<b>Apeiron Interiors Ltd (Interior Designers)</b>	5 years from 7th June 2021 (excl. s24-28 of L & T Act 1954)	£17,500	Repairing & Insuring (subject to a schedule of condition) with £1,500 + VAT contribution towards Landlord's expenditure – Refer to lease. <b>Tenant's break at any time from 7th June 2023, subject to 6 months prior notice.</b> <b>£4,375 Rent Deposit held.</b>
Flat 1 (No. 52 - First Floor Flat)	<b>Split Level:</b> 2 Bedrooms, Open Plan Living Room/Kitchen, Bathroom/WC <b>(GIA Approx. 550 sq ft)</b>	<b>2 Individuals</b>	1 year from 3rd February 2022	£21,000	AST <b>£2,019 Rent Deposit held.</b>
Flat 2 (No. 52, Second Floor Flat)	1 Bedroom, Open Plan Living Room/Kitchen, Bathroom/WC <b>(GIA Approx. 465 sq ft)</b>	<b>Individual</b>	2 years from 17th February 2021	£16,899	AST <b>£1,625 Rent Deposit held.</b>
Basement Flat (No. 52b)	1 Bedroom, Living Room, Kitchen with stairs up to Bathroom/WC on Ground Floor <b>(GIA Approx. 675 sq ft)</b>	<b>2 Individuals</b>	3 years from 12th December 2020	£16,899	AST <b>£1,625 Rent Deposit held.</b>
				<b>Total: £72,298</b>	