



## SITUATION

Located just off Bridge Road in the heart of St. Margarets Village, only a minutes' walk from the local speciality shopping and restaurants located in St Margarets Road, close to the open spaces of Moormead Park and Kew Gardens and in close proximity to St. Margarets Station (South Western Railway).

The property lies midway between Twickenham and Richmond Town Centres within a highly sought after and affluent residential neighbourhood some 11 miles west of Central London with good road links via the A316.

## PROPERTY

An attractive **2 Bedroom Mews House** planned on 3 floors, being in excellent condition and benefitting from Gas Central Heating and an Automist Fire Suppression System. There is also Bin and Bike storage available opposite No 6 The Mews.

## ACCOMMODATION

### Ground Floor

Living Room/Kitchen 19'6" x 12'7" plus Store Cupboard and Bathroom/WC

### First Floor

Bedroom 15'11" x 12'7" plus Store Cupboard and Separate WC

### Second Floor

Bedroom 16'5" x 14'4"

**Total GIA Approx. 859 sq ft**

VAT is NOT applicable to this Lot

**FREEHOLD offered with VACANT POSSESSION**

**Note 1 : Planning Permission was granted in 2016 to convert the property from Office Use to a dwelling House (Application Ref: 15/4969/GPD15). Building Regulations approval was also obtained.**

**Note 2: The Freehold Title contains a restrictive covenant stating that the premises are only to be used as offices.**

**Note 3: No 1 and No 6 The Mews have also been converted from offices to residential with planning consent.**

**Note 4: No. 1 The Mews (1 bed house approx. 650 sq ft) has had its restrictive covenant removed and it is currently under offer at circa £495,000.**

**Note 5: Refer to Auctioneers for virtual tour of the property.**

# Vacant Mews House

The Surveyors dealing with this property are  
**Jonathan Ross** and **Nathan Schindler**

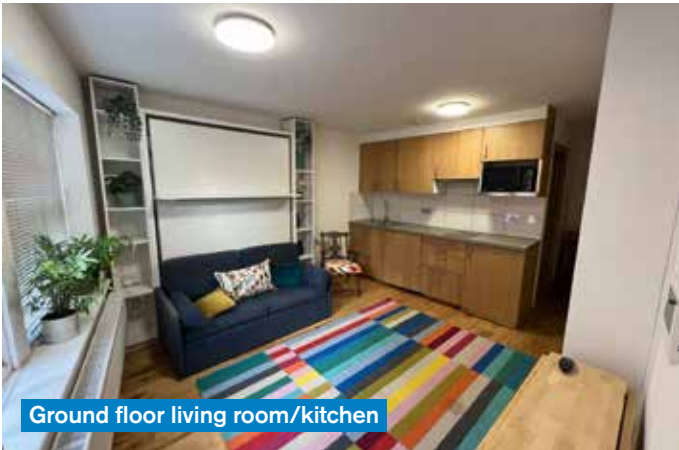
## Vendor's Solicitors

Russell-Cooke LLP

Tel: 020 8789 9111 Ref: Emma Cooper

Email: emma.cooper@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'**



Ground floor living room/kitchen



First floor bedroom

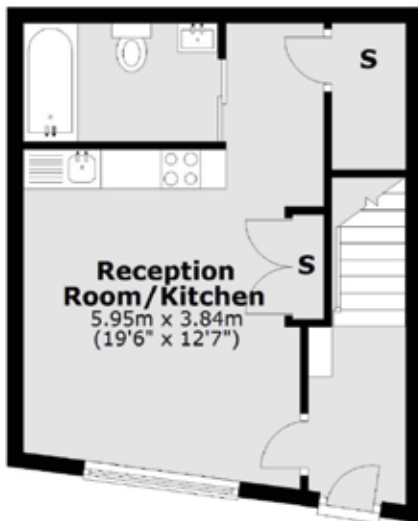


Second floor bedroom

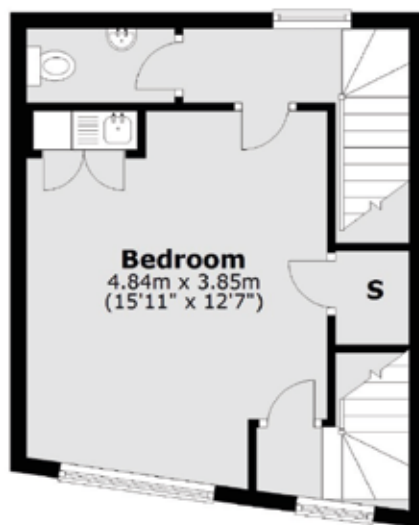


The Property

**Ground Floor**



**First Floor**



**Second Floor**



Plans not to scale and for identification purposes only.