

For Sale By Auction - Flat 35 @ 6 Porchester Terrace, Hyde Park, London W2

Guide Price £450,000, Leasehold

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Description

BY ORDER OF THE LPA RECEIVER - FOR SALE BY AUCTION - To be offered at Allsop 25th & 26th March auction unless sold prior or withdrawn.

A well sized, (649sqft / 60.3sqm) one bedroom apartment, set on the fourth floor (with lift) and to the rear of this popular purpose built block. Located very close to Hyde Park and with easy access to Kensington Gardens, Queensway and Lancaster Gate. Paddington Station is also in close proximity.

The apartment is currently let on an AST holding over with a Gross Rent of £1,900 pcm (£22,800pa). We understand, that a Section 21 notice has been served to expire on the 30th April.

NB : Prospective buyers will need to sign up to Allsop to view the legal pack. https://www.allsop.co.uk/my-account/sign-up . Please see Allsop's Special Conditions of Sale for any additional charges.

Any pre auction offers will need to be unconditional following sight of the legal pack.

Key Features

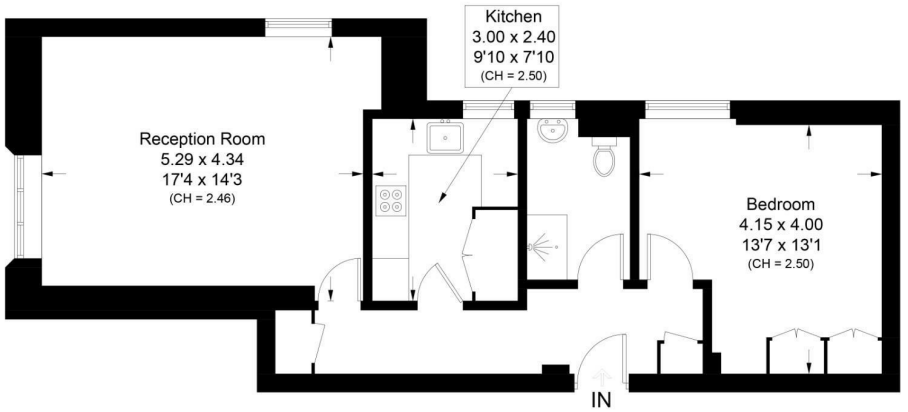
- BY ORDER OF THE LPA RECEIVER
- SUBJECT TO AN AST (HOLDING OVER)
- CLOSE TO HYDE PARK / KENSINGTON GARDENS
- FOR SALE BY AUCTION
- EASY WALK TO QUEENSWAY

Terms

Leasehold : Term : From 29 July 2011 to 23 June 2162 ie 136 years
Service Charge : £4,088 per annum, payable quarterly in advance including reserve fund.
Council Tax ; Westminster Band G
EPC C

Porchester Terrace, W2

Approximate Area = 60.3 sq m / 649 sq ft



Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.