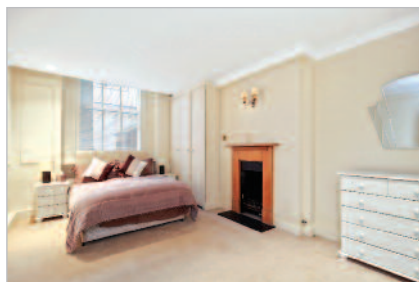


London SW7

Flat 2, 34 Rutland Gate, Knightsbridge SW7 1PD

- **A Leasehold Lower Ground Floor Self-Contained Flat**
- Currently internally arranged to provide One Bedroom Accommodation
- Extending (GIA) to Approximately 95.9 sq m (1,032 sq ft)
- Private Patio Area and Communal Gardens
- Planning Permission granted to Reconfigure and Extend Existing Accommodation into Vault and Storage Areas

Vacant Possession



To View

The property will be open for viewing every Tuesday & Thursday 4.30 - 5 pm. These are open viewing times with no need to register. (Ref: WT).

Joint Auctioneers

Winkworths (Ref: Tom Dogger)
Tel: 0207 590 9055.
Email: tdogger@winkworth.co.uk

Seller's Solicitor

Penningtons (Ref: J Woodhead).
Tel: 0207 457 3000.
Email: john.woodhead@penningtons.co.uk

VACANT – Leasehold Flat with Planning



Tenure

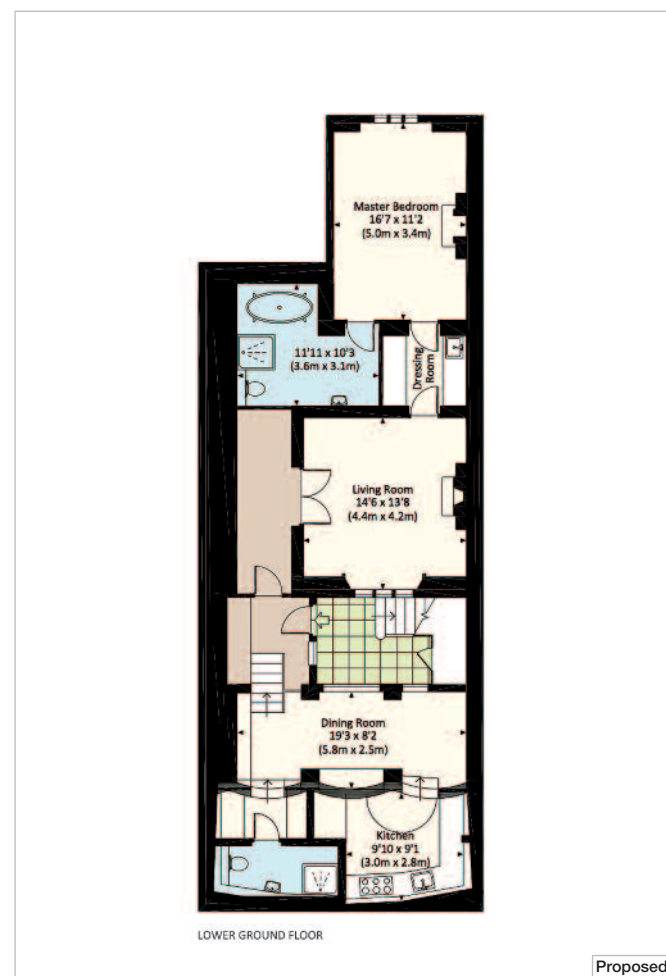
Leasehold. The property is held on a lease for a term of 189 years from 24th June 1971 (thus having approximately 144 years unexpired) at a peppercorn ground rent.

Location

The property is situated on the eastern side of Rutland Gate, close to its junction with Ennismore Street. The extensive facilities of Brompton Road (A4) are situated to the south, with additional shops and amenities being available in Kensington and Chelsea to the west and Oxford Street to the north-east. The property is well served by local bus routes, with Knightsbridge and South Kensington Underground Stations being situated within a 15 minute walk. The open spaces of Ennismore Gardens and Montpelier Square are nearby. Hyde Park is directly to the north. Brompton Road (A4) is nearby, providing direct access to the M4 Motorway.

Description

The property comprises a self-contained flat situated on the lower ground floor of a five storey mid terrace building. The property benefits from a patio area at lower ground floor level, vault accommodation and storage with access to communal gardens.



Accommodation

Lower Ground Floor – Reception Room, Kitchen, Bathroom, Bedroom, Vault Accommodation, Vault Storage

Total Gross Internal Area Approximately 95.9 sq m (1,032 sq ft) of which:

The Vault Accommodation extends to 13.8 sq m (149 sq ft) and

The Vault Storage extends to 16.9 sq m (182 sq ft)

The GIA was provided by the Joint Auctioneer.

Planning

Local Planning Authority: City of Westminster.

Tel: 0207 641 2000.

Email: servicesupport@westminster.gov.uk

The property benefits from Planning Permission (Ref: 15/09031/FULL) and Listed Building Consent (Ref: 15/09032/LBC) to reconfigure and extend the flat into vault accommodation and storage areas.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allisop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.

