

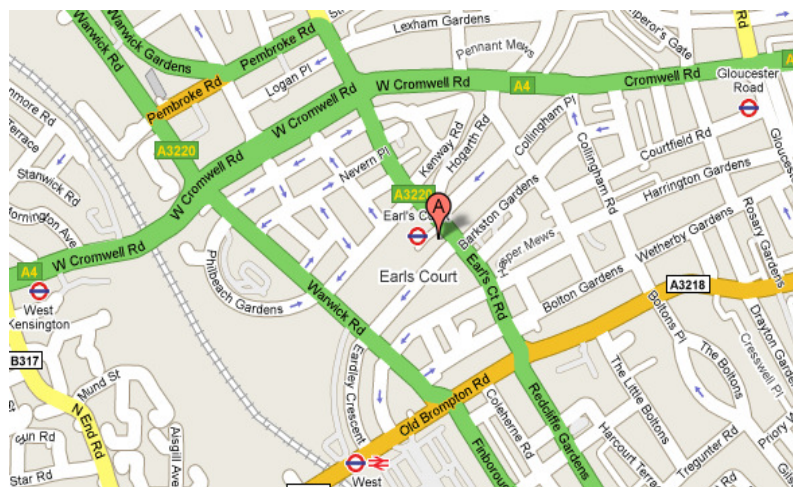
**** INVESTMENT/BREAK UP OPPORTUNITY****
EARLS COURT ROAD, KENSINGTON,
LONDON, W8



We are pleased to offer the Freehold of an adjoining pair of period buildings arranged over 5 floors currently converted into 10 self contained flats which are currently all holding over on AST agreements as stated below offering ample scope for either investment or as a break-up opportunity. There are 7 x 2 bedroom and 3 x 1 bedroom flats. 6 of the flats benefit from outside space. The passing annual rent is £ 180,648.

Location:

The property is well situated on the east side of Earls Court Road, at the junction of Scarsdale Villas in a popular and fashionable area between Kensington High Street and Cromwell Road. The shopping amenities of Kensington, together with a good selection of restaurants and café's, are conveniently close by as is High Street Kensington Underground Station (Circle & District Lines). The Cromwell Hospital, Kensington Gardens, Natural History Museum and Earls Court Exhibition Centre are all close by.



Description:

The property comprises a pair of adjoining mid-terrace buildings arranged as 10 flats.

Accommodation & Tenancies

Flat	Gross Internal Area Excluding Stairwells Sq ft	Bedrooms	Income £ PCM	Access
1	635	2	1,400	Direct access to front half of garden
2	478	2	1,625	Small balcony and stairs down to back half of garden
3	330 + terrace	1	1,450	Large rear terrace and small front balcony
4	500	2	1,733	Large rear terrace and small front balcony
5	396	1	1400	
6	455	2	1,430	
7	396	1	1,100	
8	499	2	1,450	
9	635 (not measured)	2	1,733	Direct access to front half of garden
10	623	2	1,733	Small balcony and stairs down to back half of garden
Total			£180,648	

Tenure:

Feehold

Viewing:

Strictly by appointment through the Estate Office on 020 7266 8500.

Price: Offers in Excess of £4m Subject To Contract

PROPERTY MISREPRESENTATION ACT 1991 - NOTICE

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of The Estate Office has an authority to make or give any representation or warranty whatsoever in relation to this property