

**Lot 11, 33 & 37 De Vere Gardens, The Royal Borough of Kensington and Chelsea, London,
W8 5AW**

For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)



Highly Desirable & Valuable Central London Freehold Residential Investment

www.acuitus.co.uk

Lot 11, 33 & 37 De Vere Gardens, The Royal Borough of Kensington and Chelsea, London, W8 5AW

For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)

Property Information

Highly Desirable & Valuable Central London Freehold Residential Investment

- Comprises 20 self-contained flats (including a porters flat) arranged over six floors
- 18 flats subject to long leases, including 6 flats with less than 90 years unexpired, with three of these having less than 50 years unexpired
- One flat (3 bed, circa 900 sq ft) let on Regulated Tenancy at low rent, last registered in November 2016
- Right to Manage Company that manages and insures the building
- Highly prestigious Central London location, 0.5 miles from High Street Kensington Underground (District and Circle Lines)

Lot

11

Auction

21st September 2023

Rent

£25,230 per Annum Exclusive

Status

Available

Sector

Residential

Auction Venue

Live Streamed Auction

Location

Miles

0.2 miles from Kensington Gardens and Kensington Palace, 1.5 miles west of Hyde Park Corner

Roads

A4, A308, A315, A3220

Rail

High Street Kensington Underground (District and Circle Lines), Gloucester Road (Piccadilly and District Lines)

Air

London Heathrow

Situation

Kensington is a highly affluent and well-known district in the heart of The Royal Borough of Kensington and Chelsea. The property is situated on the east side of De Vere Gardens located off Kensington Road (A315) and is a short walk from Kensington Palace Gardens and Hyde Park. The property boasts excellent transport links within close proximity to High Street Kensington Station (District Line) and Gloucester Road (Piccadilly Line).

Tenure

Freehold.

EPC

See Legal Pack

Description

The property comprises 20 self-contained residential flats including a porters flat arranged over six floors.

Note

NB: Notices pursuant to Section 5B of the Landlord & Tenant Act 1987 have been served on the residential tenants.

Completion Period

Six Week Completion

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

**Lot 11, 33 & 37 De Vere Gardens, The Royal Borough of Kensington and Chelsea, London,
W8 5AW**

For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)

Tenancy & Accommodation

Address	Floor Areas Approx (GIA sq m) (1)	Floor Areas Approx (GIA sq ft) (1)	Term	Unexpired term (circa)	Rent p.a.x.
33 DE VERE GARDENS					
Flat A	71.72 sq m	(772 sq ft)	211 years from 20/12/1977	165 years	Peppercorn
Flat 1	Duplex Flat arranged on lower ground and ground	(-)	65 years from 25/06/2006	48 years	£250
Flat 2	87.98 sq m	(947 sq ft)	90 years from 25/03/1990	57 years	£350
Flat 3	65.03 sq m	(700 sq ft)	189 years from 12/02/1999	164 years	Peppercorn
Flat 4	84.54 sq m	(910 sq ft)	Regulated Tenancy. Last Registered 15/11/2016 at £1,444 pcm	-	£17,328
Flat 5	72.46 sq m	(780 sq ft)	189 years from 25/12/1998	164 years	Peppercorn
					-
37 DE VERE GARDENS					
Flat A	89.74 sq m	(966 sq ft)	189 years from 20/12/1995	161 years	Peppercorn
Flat B	98.66 sq m	(1,062 sq ft)	75 years from 25/03/1984	36 years	£150
Porters Flat (Basement)	57.97 sq m	(624 sq ft)	Service Occupation (2)	(2)	£5,776
Basement Flat	-	(-)	189 years from 10/06/2010	176 years	Peppercorn
Flat 1	194.91 sq m	(2,098 sq ft)	125 years from 30/04/2018	120 years	£125
Flat 2	-	(-)	155 years from 29/09/1977	109 years	Peppercorn
Flat 3	188.87 sq m	(2,033 sq ft)	75 years from 24/12/1976	28 years	£300
Flat 4	212.56 sq m	(2,288 sq ft)	189 years from 23/12/2015	171 years	Peppercorn
Flat 5	193.42 sq m	(2,082 sq ft)	140 years from 20/05/1999	116 years	£150
Flat 6	207.36 sq m	(2,232 sq ft)	155 years from 24/06/1982	114 years	Peppercorn
Flat 7	-	(-)	79 years from 08/02/2013	68 years	£250
Flat 8	213.49 sq m	(2,298 sq ft)	101 years from 25/12/1998	76 years	£250

Highly Desirable & Valuable Central London Freehold Residential Investment

www.acuitus.co.uk

Lot 11, 33 & 37 De Vere Gardens, The Royal Borough of Kensington and Chelsea, London,

W8 5AW

For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)

Address	Floor Areas Approx (GIA sq m) (1)	Floor Areas Approx (GIA sq ft) (1)	Term	Unexpired term (circa)	Rent p.a.x.
Flat 9	195.28 sq m	(2,102 sq ft)	164 years from 24/12/1976	117 years	£300
Flat 10	172.15 sq m	(1,853 sq ft)	189 years from 25/12/1998	164 years	Peppercorn
Electricity Sub Station	-	(-)	60 years from 24/06/1969		£1
Total Rent					£25,230

(1) Approximate Floor Areas where shown are demised from EPC's & sales particulars.

(2) The Porter's flat is not subject to a lease, but the freeholder receives the rent detailed in the tenancy schedule above, which is paid for by the Management Company out of the service charge received by the lessees. The Porter occupies this flat as part of his employment at nil rent.

Lot 11, 33 & 37 De Vere Gardens, The Royal Borough of Kensington and Chelsea, London,

W8 5AW

For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)



Highly Desirable & Valuable Central London Freehold Residential Investment

www.acutus.co.uk

**Lot 11, 33 & 37 De Vere Gardens, The Royal Borough of Kensington and Chelsea, London,
W8 5AW**

For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)



Highly Desirable & Valuable Central London Freehold Residential Investment

www.acuitus.co.uk

**Lot 11, 33 & 37 De Vere Gardens, The Royal Borough of Kensington and Chelsea, London,
W8 5AW**

For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)

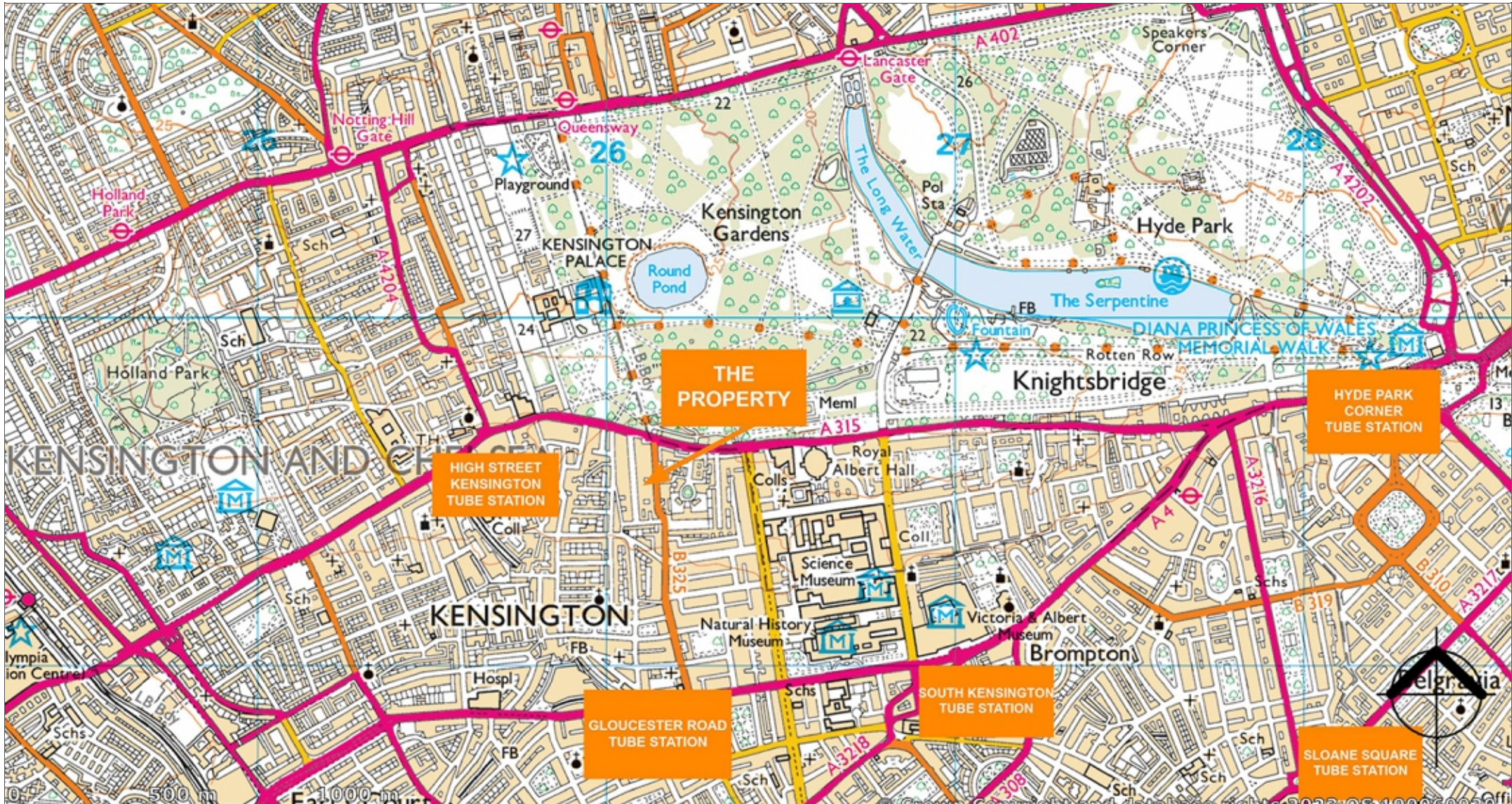


Highly Desirable & Valuable Central London Freehold Residential Investment

www.acutus.co.uk

Lot 11, 33 & 37 De Vere Gardens, The Royal Borough of Kensington and Chelsea, London, W8 5AW

For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)



Highly Desirable & Valuable Central London Freehold Residential Investment

www.acutus.co.uk

Lot 11, 33 & 37 De Vere Gardens, The Royal Borough of Kensington and Chelsea, London, W8 5AW

For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)

Contacts

Acuitus

David Margolis
+44 (0)20 7034 4862
+44 (0)7930 484 440
david.margolis@acuitus.co.uk

Henry John
+44 (0)20 7034 4860
+44 (0)7876 884 320
henry.john@acuitus.co.uk

Seller's Solicitors

Taylor Haldane Barlex Solicitors LLP
137 Beehive Lane
Great Baddow, Chelmsford
Essex
CM2 9RX

Jessy Dyer
01245 493 959
jdyer@thblegal.com

Amanda Chinery
01245 493 959
achinery@thblegal.com

Associate Auctioneers



Chestertons
40 Connaught Street,, Hyde Park
London
W2 2AB

Eric Shapiro
020 3040 8501
07831 397657
eric.shapiro@chestertons.co.uk

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.
September 2020