

Whiteley's Cottages, Mornington Avenue West Kensington, London W14 8SP

lot 19

Freehold Redevelopment Opportunity

- Highly affluent West London location
- ½ mile from Kensington High Street
- Potential for 3 x three storey town houses (subject to consents)

Vacant Possession



On behalf of



Location

Miles: 0.5 miles south of Kensington High Street
1 mile west of Natural History Museum
1 mile west of Kensington Gardens
1.2 miles south of Westfield London Shopping Centre
Roads: A4, M4, A40
Rail: West Kensington Underground (District Line) (150 metres)
Air: Heathrow Airport

Situation

West Kensington is a highly affluent and desirable West London suburb some 3 miles west of Hyde Park corner. The locality is populated with many attractive period mansion blocks and large period houses. The fashionable Kensington High Street is ½ mile to the north whilst the major Westfield London Shopping Centre is approximately 1.2 miles north.

Description

The property comprises an ATTRACTIVE PERIOD TERRACE BUILDING with accommodation on the ground floor and first floor. The first floor is accessed via an external staircase and has an attractive balcony feature.

Planning

The property is not Listed but is in a Conservation Area. The property may be suitable for redevelopment to residential units (subject to consents). The seller has commissioned a design for an additional floor and conversion to three town houses, each of circa 1,000 sq ft, comprising three en-suite bedrooms, open plan kitchen dining room and large living room. Copies of the plans are available from the auctioneers.

London Borough of Hammersmith and Fulham, Planning Division, Environment Services Department, Town Hall Extension, King Street, Hammersmith, London W6 9JU.
Tel: +44 (0)20 8753 1081 Fax: +44 (0)20 8753 3299.
Email (general planning enquiries): planning@lbhf.gov.uk
Email (formal pre-application advice): preapp@lbhf.gov.uk

Tenure

Freehold.

VAT

VAT is applicable on this lot.

Six Week Completion Available

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant
Ground	Rooms	116.30 sq m	(1,241 sq ft)	VACANT POSSESSION
First	Rooms	91.00 sq m	(980 sq ft)	
Total		207.30 sq m	(2,221 sq ft)	

For further details please contact:

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