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

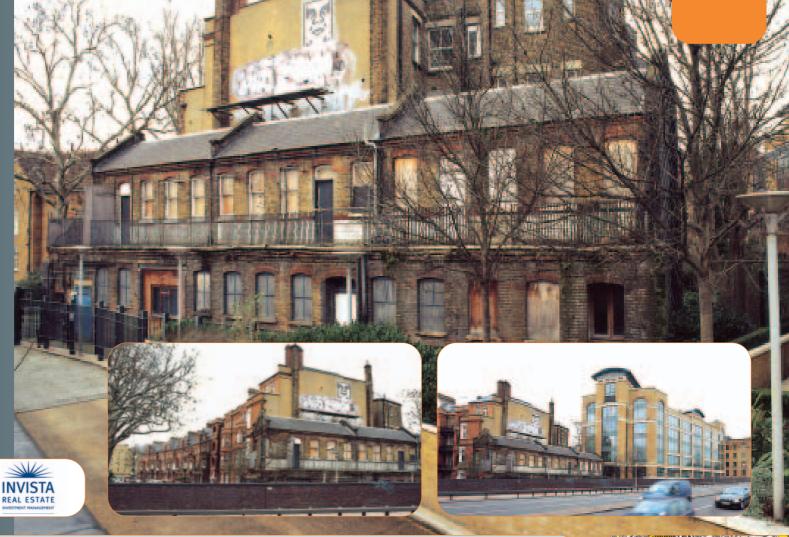
lot 19

Freehold Redevelopment Opportunity

- Highly affluent West London location
- 1/2 mile from Kensington High Street

Vacant Possession

 Potential for 3 x three storey town houses (subject to consents)



On behalf of

o.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 Miles:

Roads: Rail:

A4, M4, A40 West Kensington Underground (District Line) (150 metres) Heathrow Airport

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.

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.

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 Lonion Borough or Harilmies Hinti and Pullarin, Planning Division, Environment Services Department, Town Hall Extension, King Street, Hammersmith, London W6 9JU. Tel: +44 (0)20 8753 1089 Fax: +44 (0)20 8753 3299. Email (general planning enquiries): planning@lbhf.gov.uk Email (formal pre-application advice): preapp@lbhf.gov.uk

VAT is applicable on this lot.

Six Week Completion Available

Tenancy and accommodation

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

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