Lot 24 Flat 5, 4 Grenville Place, London, SW7 4RU



All enquiries Ref: Callum Glenn



- **Share of freehold fourth floor self contained flat**
- **Close to Natural History and Victoria and Albert Museums, Imperial College of London, The Royal Albert Hall and Harrods**
- **Full vacant possession**



Location:
The property is situated on the fourth floor of this period building on the west side of Grenville Place close to its junction with Emperors Gates. The property is well situated for a network of public transport links including Gloucester Road Underground Station (Piccadilly, Circle and District Lines), High Street Kensington Underground Station (Circle and District Lines) together with a network of local bus services serving the surrounding vicinity. Road links include the A4 which provides access into Central London to the east and to the M4 Motorway to the west. Local attractions include Natural History and Victoria and Albert Museums, Imperial College of London, The Royal Albert Hall together with an extensive range of shopping facilities found along Brompton Road including numerous luxury boutiques, Harrods and Harvey Nichols Department Stores, bars and restaurants. Recreational pursuits include Kensington Gardens and Hyde Park to the north with Green and St James's Park to the east and The River Thames to the south.

Accommodation:
One bedroom, reception room/dining room, kitchen, bathroom, separate cloakroom/WC, entrance hall and storage eves.
Approximate total floor area: Including eves 743 sq ft (69 sq m)
Approximate total floor area: Excluding eves 570 sq ft (53 sq m)

EPC rating: D

Council Tax Band: E

Lease:
The property is held on a long lease with the benefit of a share of freehold. For further information please refer to the Legal Documentation on our website

Note:
The storage area may offer potential to extend to create an additional bedroom, subject to the necessary planning permissions and consents, prospective purchasers must rely upon their own enquires in this respect.

To view:
Strictly by prior arrangement with the auctioneers. Please see important advice for viewers on page 19 of this catalogue.



