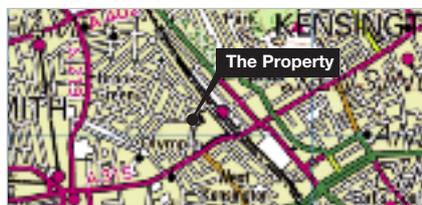


# London W14

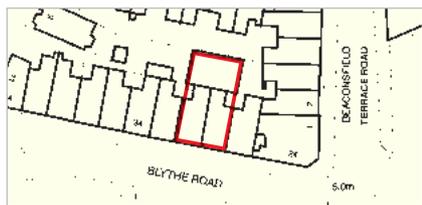
## 28 & 30 Blythe Road, West Kensington W14 0HA

- **Two Adjoining Freehold Mid Terrace Buildings and Rear Warehouse**
- Each Building provides Retail Accommodation over Basement and Ground Floors and Three Self-Contained Flats above (Six Flats in Total)
- Total Gross Internal Area Approximately 869 sq m (9,353 sq ft)
- Planning Permission for Two Retail Units and Eight Residential Flats (2 x Studio, 4 x One Bedroom and 2 x Two Bedroom Flats) and 1 x Three Bedroom House
- To be Offered Collectively as One Lot

### Vacant Possession



NB. The plan is for identification only. © Crown Copyright, ES 100004106



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#### To View

The property will be open for viewing every Tuesday and Thursday prior to Auction from 12.00 – 1.00 p.m. (Ref: SUR).

#### Seller's Solicitor

Messrs Howard Kennedy  
(Ref: Mr Dan Langan).  
Tel: 020 3755 5372.  
Email: dan.langan@howardkennedy.com

#### VACANT – Two Freehold Buildings with Planning



3D Section of Proposed Development as Viewed from the Rear

#### Tenure

Freehold.

#### Location

The property is located on the north side of Blythe Road, between its junction with Beaconsfield Terrace Road and Hazlitt Road, in the London Borough of Hammersmith and Fulham. An extensive range of shops, restaurants and services is available along Kensington High Street and further shops are available within the Shepherd's Bush Westfield Shopping Centre. Olympia Exhibition Centre is situated close by. The green spaces of Holland Park and Kensington Gardens are easily accessible to the east. Kensington Olympia Underground (District Line) and Rail stations are 100 metres away to the east. Barons Court, Hammersmith and West Kensington Underground stations are all less than 1.6 km (1 mile) from the property (Piccadilly and District Lines). The A3220 to the east connects the property to the A40 and the A4 which in turn provides access to the M25, M4 and M40 motorways. Heathrow Airport lies approximately 21 km (13 miles) to the west and can be accessed by the Underground (Piccadilly Line).

#### Description

The property comprises two mid terrace buildings, each arranged over basement, ground and three upper floors. The buildings are each arranged

Building	Floor	Accommodation
Warehouse (to Rear)	Lower Ground and Ground	Warehouse accommodation over two floors extending (GIA) to approximately 37 sq m (400 sq ft)
	Lower Ground and Ground	Lock-up Shop extending to approximately 38 sq m (409 sq ft)*
28	First Floor Flat	Two Bedroom Accommodation
	Second Floor Flat	Two Bedroom Accommodation
	Third Floor Flat	Two Bedroom Accommodation
30	Lower Ground and Ground	Lock-up Shop extending to approximately 37 sq m (398 sq ft)*
	First Floor Flat	Two Bedroom Accommodation
	Second Floor Flat	Two Bedroom Accommodation
	Third Floor Flat	Two Bedroom Accommodation
Total GIA* approximately		869 sq m (9,353 sq ft)

\*NB These measurements were provided by the Vendor.

to provide commercial space (A1, A2 or A3) at ground floor level and residential space (C3) on the first, second and third floors providing a total of six self-contained flats. To the rear there is an extension which consists of B8 warehouse space.

#### Accommodation

A schedule of Existing Accommodation is set out below.

#### Planning

Local Planning Authority: London Borough of Hammersmith & Fulham.  
Tel: 0208 753 1081.

The property benefits from planning permission (granted on appeal) for the 'demolition of part one, part four storey rear portion of building (façade retained) and erection of part one, part four storey (including basement) extension to provide two retail units at ground level and nine residential units at 28-30 Blythe Road in accordance with the terms of application 2012/02733/FUL dated 24th August 2012' (Appeal Reference: 2014/03472/FUL).

The planning permission allows for the demolition of 28 & 30 Blythe Road (whilst retaining the façade) to provide nine new build residential units located on the lower ground, ground and three upper floors, whilst also providing two retail units fronting Blythe Road.

The approved consent allows for the construction of eight flats (2 x studio, 4 x one bedroom and 2 x two bedroom flats) measuring between 474-743 sq ft, and a three bedroom house to the rear of the buildings measuring approximately 1,425 sq ft. Under the approved scheme, each of the residential units will benefit from outside space via a garden or terrace.

NB. We have been informed that the property is not Listed but is situated within the Brook Green Conservation Area.

#### Rateable Value

The current rateable value for the Basement and Ground Floors of 28-30 Blythe Street totals £20,000. (www.2010.voa.gov.uk 2010).

#### VAT

VAT is NOT applicable to this lot.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allisop.co.uk](http://www.allisop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.

