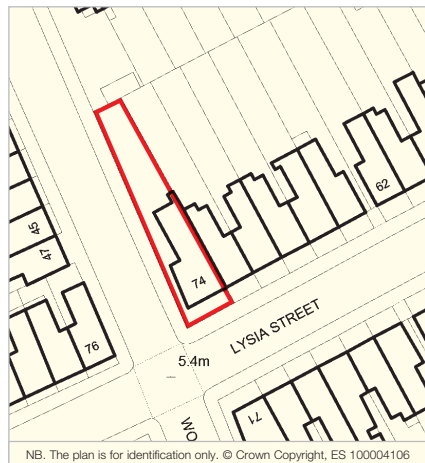
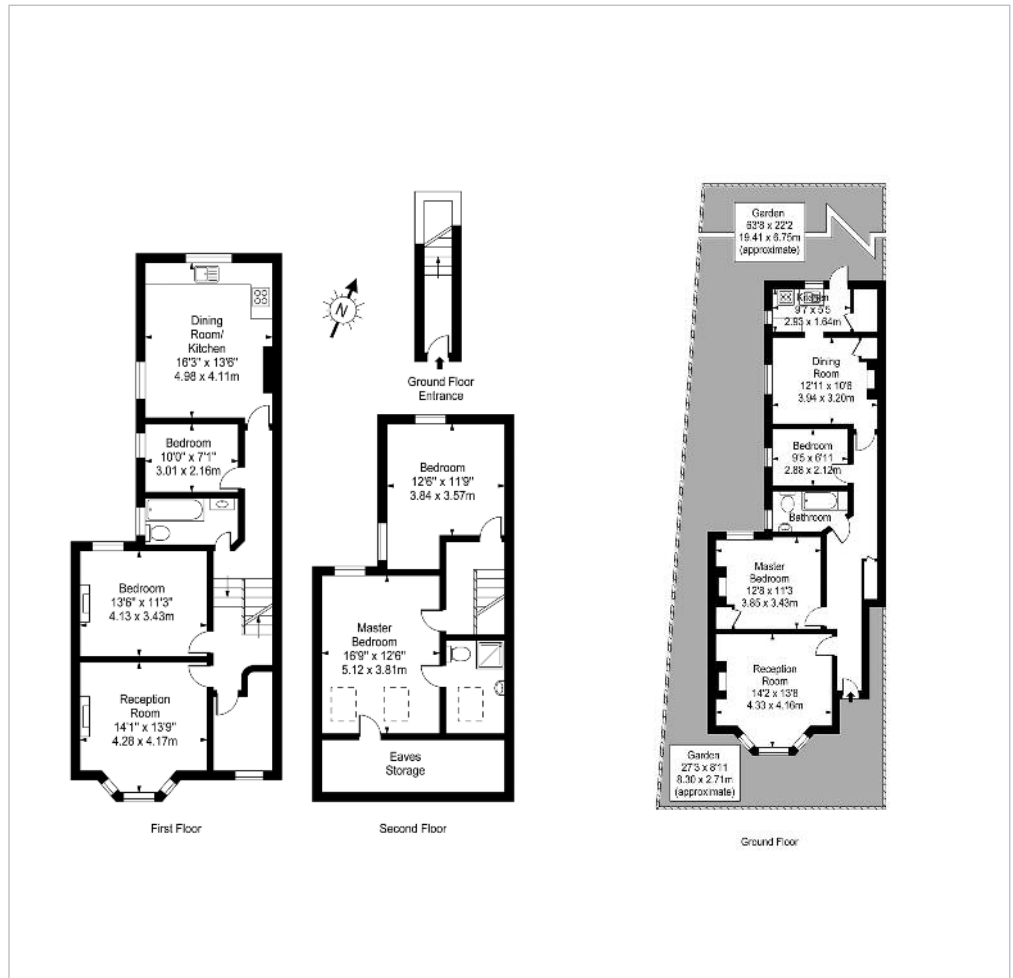


# London SW6

## 74 Lysia Street, Fulham SW6 6NE

- **A Freehold Corner Terrace Building occupying a Site extending to Approximately 0.027 Hectares (0.066 Acres)**
- Internally arranged to provide a Self-Contained Ground Floor Flat and First and Second Floor Maisonette
- Flat subject to a Regulated Tenancy. Maisonette subject to an Assured Shorthold Tenancy
- Planning Permission for Conversion of existing to form a Single Dwelling House, to include Single Storey Rear and Side Addition and excavation of Front and Rear Garden to provide a Basement
- Planning Permission for Erection of Single Storey Garage and Entrance Gate (Fronting Woodlawn Road)
- Further Planning Permission for Erection of a Rear Roof Extension
- Total Current Rent Reserved **£39,780 per annum (equivalent)**



### Viewings

The upper maisonette will be open for viewing on Wednesday 23rd October (only) at 9.30 a.m. (Ref: JB).

### Seller's Solicitor

Messrs Bonnetts (Ref: KU).  
Tel: 01344 623 388.  
Email: kurquhart@bonnetts.co.uk

### INVESTMENT – Freehold Building

### Tenure

Freehold.

### Location

The property is situated on the corner of Lysia Street and Woodlawn Road. The local amenities of both Fulham Palace Road and Munster Road are readily accessible to the east. The further and more extensive shopping facilities of Hammersmith and High Street Kensington are available to the north and north-east respectively. In addition, the diverse mix of shops, boutiques and restaurants along Fulham Road are within easy reach to the south-east. The open green spaces of Bishops Park are within walking distance to the south. The Naturist Wetland Centre is available to the west. Hammersmith Underground Station (Piccadilly Line) is within close proximity to the north and the nearby A4 provides access to the M25 Orbital Motorway.

### Description

The property comprises a corner terrace building occupying a site extending to approximately 0.027 hectares (0.066 acres). Internally the property is arranged to provide a self-contained ground floor flat and a self-contained first and second floor maisonette. The property benefits from a front courtyard and a generous rear garden.

### Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

### Planning

Local Authority: London Borough of Hammersmith & Fulham.  
Tel: 0208 753 1081.  
Planning permission was granted dated 17th June 2013 (Application No: 2013/01532/FUL) for 'Conversion of existing property comprising of 2 no. flats back to a single family dwelling; erection of a single storey rear extension, to the side and rear of the existing back addition; excavation of the front and rear garden to form lightwells in connection with the erection of a new basement'.  
Planning permission was granted dated 21st November 2012 (Application No: 2012/0306/FUL) for 'Erection of a single storey garage and an entrance gate in the rear garden including formation of a vehicle crossover (fronting Woodlawn Road).  
Planning permission was granted dated 8th March 2012 (Application No: 2012/0091/FUL) for 'Erection of a rear roof extension, including installation of two roof lights into existing front roof slope; erection of a rear extension at second floor level, on top of existing back addition'.  
Copies of planning permissions and plans are available upon request. (Ref: JP).

Existing GIA approximately 210.4 sq m (2,265 sq ft)  
Proposed GIA approximately 322.84 sq m (3,475 sq ft)

Flat	Floor	Accommodation	Terms of Tenancy	Current Rent Reserved £ p.a.
74	Ground	Four Rooms, Kitchen and Bathroom/WC	Regulated Tenancy paying a registered rent of £170 per week. (Effective Date: 17th September 2013)	£8,840
74A	First and Second	Reception Room, Four Bedrooms (One with En-Suite Shower Room), Kitchen/Breakfast Room, Bathroom with WC and wash basin	Assured Shorthold Tenancy for a term of 2 years from 6th October 2012 at a rent of £595 per week	£30,940

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.alltop.co.uk](http://www.alltop.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.

