

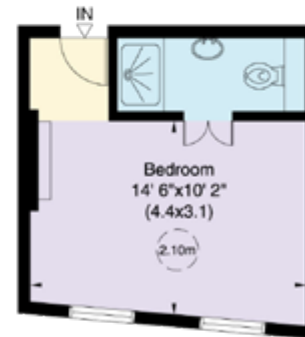
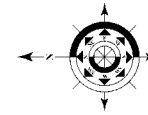
GROSS INTERNAL AREA (APPROX.)

Flat 3 192 sq m - 2,070 sq ft

Flat 4 20 sq m - 210 sq ft

Total 213 sq m - 2,298 sq ft Including Storage

Total 212 sq m - 2,280 sq ft Excluding Storage



First Floor
Flat 4

TERMS

FLATS 3 & 4

Tenure Leasehold. 999 years from 25/12/08, plus a Share of the Freehold

Ground Rent Peppercorn

Service Charge 22.5% of the current outgoings for the building. Currently approximately £8,000 per annum.

Local Authority The Royal Borough of Kensington and Chelsea

PARKING SPACE

Tenure Leasehold. 121 years from 29/09/72

Ground Rent £22.50 per annum until 2038 rising to a maximum of £50.63 at the end of the term

Service Charge To be confirmed

Price £3,500,000



Floorplan for guidance only, not to scale or valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice. In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only.