

**LOT
72**

3:4 Clifford Court 24-25 Kensington Gardens Square Bayswater, London, W2 4BZ

A studio apartment requiring modernisation, in sought after Central London garden square convenient for shops, Underground and Kensington Gardens. **Vacant.**

Tenure

Leasehold. 999 years from 24th December 1981. Ground rent £1 per annum fixed.

 Paddington

Description

- A third floor studio apartment forming part of an attractive mid terrace period building
- The flat, which has a westerly aspect, requires modernisation
- There is a passenger lift service
- The owner has use of the adjacent private gardens

Accommodation

- Third Floor – Entrance Lobby, Studio Room, Inner Lobby, Kitchen, Shower room/WC

Viewing

Please refer to our website savills.co.uk/auctions

Location

- Kensington Gardens Square is a highly sought after residential location situated south of Westbourne Grove
- The local shopping facilities, cafés and restaurants of Bayswater, Notting Hill, Kensington and Paddington are all conveniently nearby
- Oxford Street, the internationally renowned shopping destination, is within easy reach
- The entertainment, attractions and cinemas of the West End are easily accessible.
- The leisure areas of Kensington Gardens and Hyde Park are also available

 Bayswater (District and Circle Lines), Queensway (Central Line)



**LOT
73**

Garage adjacent to 8 Robson Avenue Willesden, London NW10 3SG


A single storey garage along with a large tarmac driveway located close to shops and station. **Vacant.**

Tenure

Freehold

Location

- Located on the west side of Robson Avenue, close to the junction with Harlesden Road
- Shopping facilities, along with a range of bars and restaurants, can be found on Walm Lane and Camberlayne Road
- The leisure facilities of Roundwood Park are easily accessible

 Willesden Junction (Bakerloo Line), Willesden Green (Jubilee Line)

 Willesden Junction, Kensal Rise

Description

- A secure single storey garage along with large tarmac driveway
- Plenty of storage space and parking for multiple cars

Accommodation

- Total Site Area approximately 200 sq ft

Viewing

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