Palace Auctions London

AUCTION CONTRACT



LET RESIDENTIAL INVESTMENT · AVAILABLE NOW UNDER AUCTION CONTRACT

51 Greyhound Mansions

Greyhound Road, Barons Court, London W6 8NY

GUIDE PRICE	BEDROOMS	SIZE	LEASE
£395,000	**1**	**430 sq ft**	**c. 104 yrs**
Leasehold	period mansion flat	40 sq m	125 years from 2005

A well-presented one-bedroom flat in a handsome Victorian mansion block opposite Queen's Club, let to a student and about five minutes' walk from Barons Court Underground.

The investment

A one-bedroom period mansion flat in Barons Court, West London, currently let to a student – a ready-made investment in one of London's strongest student rental areas.

Greyhound Mansions is an attractive red-brick Victorian mansion block on Greyhound Road, directly opposite the entrance to Queen's Club. Flat 51 is on the lower ground floor and has been refurbished to a high standard, with a reception room, a separate kitchen/breakfast room, a double bedroom with fitted wardrobes, and a modern tiled bathroom. In all it extends to about 430 sq ft (40 sq m).

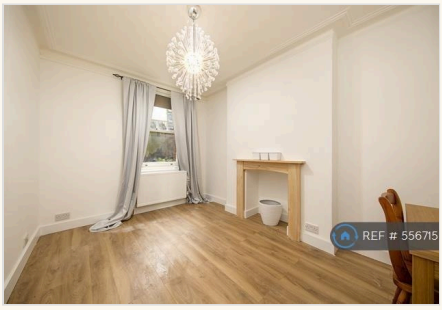
The flat is let to a student tenant. Comparable one-bedroom flats in the area let for about £1,695 to £1,900 a month, which would reflect a gross yield of about 5.2% to 5.8% at the guide price. Full tenancy details are in the legal pack.

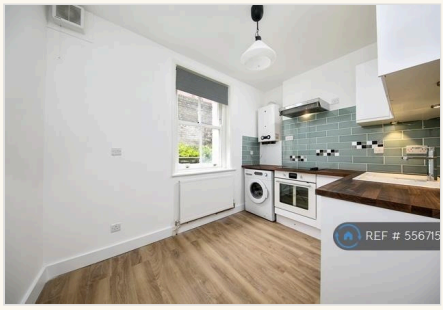
Key features

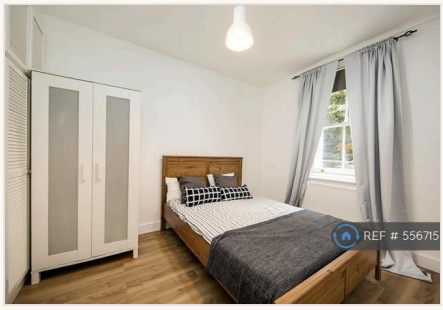
- One-bedroom flat in a Victorian mansion block
- About 430 sq ft (40 sq m)
- Reception room and separate kitchen/breakfast room
- Double bedroom with fitted wardrobes
- Modern tiled bathroom
- Let to a student tenant
- Long lease – about 104 years unexpired
- About 5 minutes' walk to Barons Court station

Property summary

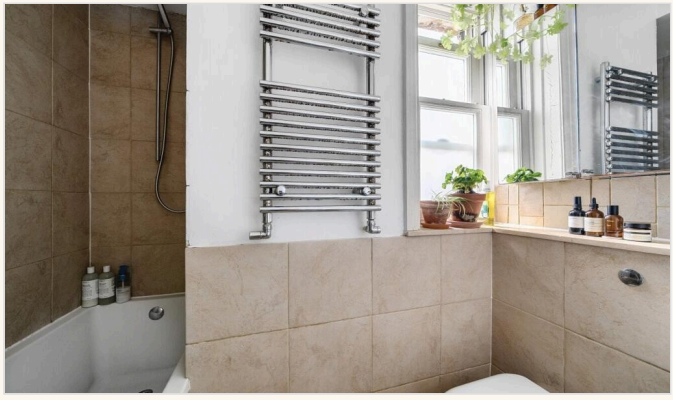
Tenure	Leasehold – 125 years from 1 January 2005
Floor	Lower ground floor
Accommodation	Reception, kitchen/breakfast room, bedroom, bathroom
Floor area	c. 430 sq ft / 40 sq m
Occupation	Let to a student tenant
Ground rent / service charge	See legal pack









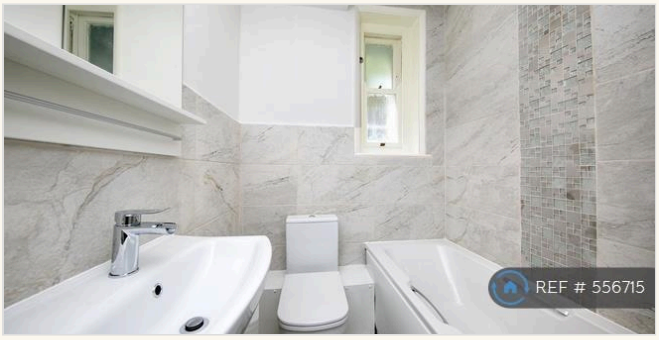


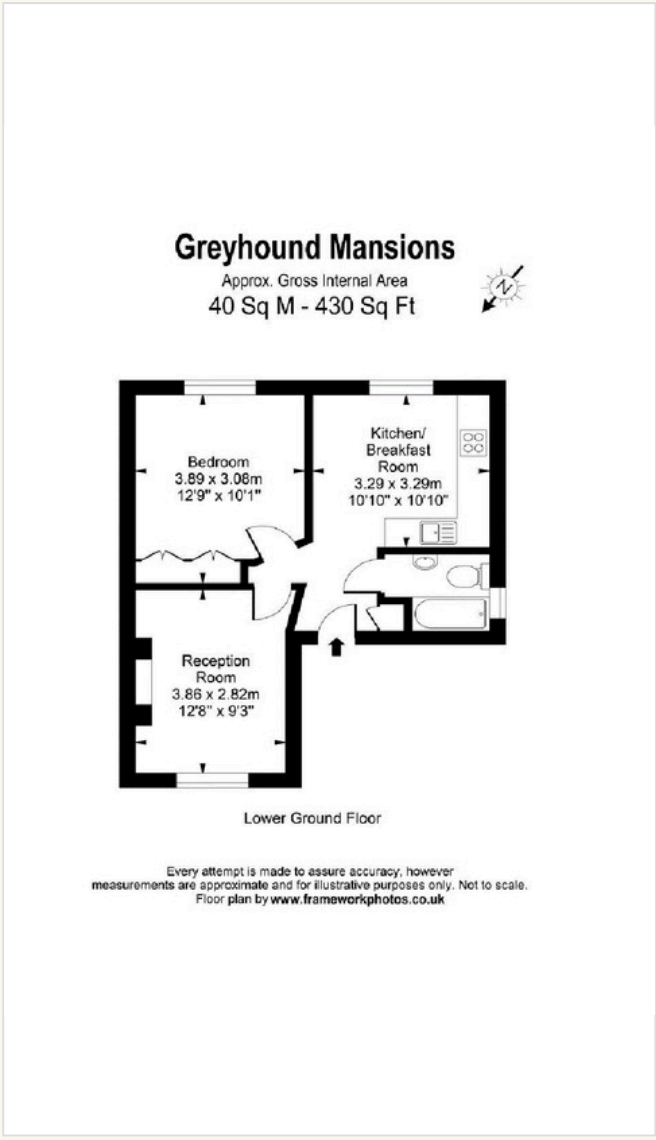
Accommodation

Reception room	3.86 × 2.82 m (12'8" × 9'3")
Kitchen/breakfast room	3.29 × 3.29 m (10'10" × 10'10")
Bedroom	3.89 × 3.08 m (12'9" × 10'1")
Bathroom	Bath with shower, WC and basin

The flat is approached through a gated courtyard with steps down to its own entrance. Inside, it is neutrally decorated, with wood-effect flooring, a modern kitchen with oven, hob and washing machine, and a fully tiled bathroom.







Approximate gross internal area 40 sq m / 430 sq ft. For illustration only – not to scale.

Location

Greyhound Road runs between Barons Court and Fulham, opposite Queen's Club. The flat is close to Hammersmith, Fulham and Earl's Court, with excellent links to central London and to many of London's leading universities, including Imperial College in South Kensington.

Transport

- **Barons Court** – District and Piccadilly lines, about 5 minutes' walk
- **Hammersmith** – one stop
- **South Kensington** – about 10–15 minutes
- **Heathrow** – about 40 minutes on the Piccadilly line

Student demand

Barons Court is popular with students at Imperial College and other central and West London universities, thanks to its fast Piccadilly and District line links. Strong demand for good-quality student accommodation supports steady lettings.

Method of sale and buyer's costs

Method of sale	Available now under an unconditional auction contract, on the Palace Auctions terms and conditions. This property is not in the current auction catalogue. When terms are agreed, contracts are exchanged immediately
Guide price	£395,000
Tenure	Leasehold, 125 years from 1 January 2005 (about 104 years unexpired), sold subject to the existing tenancy
Completion	As set out in the Special Conditions of Sale
Legal pack	Lease, tenancy, ground rent and service charge details available on request
Viewing	Strictly by appointment with Palace Auctions London, with at least 72 hours' notice as the flat is let

Buyer's costs

Item	Amount	When payable
Deposit	10% of the purchase price	On exchange
Buyer's premium	2% of the purchase price (minimum £2,000) plus VAT	On exchange
Contract documents charge	£850 plus VAT	On exchange
Stamp Duty Land Tax and your own legal costs	As applicable	On completion

Any further charges payable by the buyer are set out in the Special Conditions of Sale. Before an offer can be accepted, buyers must complete our anti-money laundering checks.

Guide price

The guide price is an indication of the seller's current minimum acceptable price. It is not a valuation and may change.

Important notice

These particulars are a general guide and do not form part of any contract. Measurements, distances and rental comparisons are approximate and must be verified by buyers through the legal pack, inspection and their own enquiries. Photographs and plans are for illustration only and furniture shown is not necessarily included. The sale is subject to the Palace Auctions General Conditions of Sale, the RICS Common Auction Conditions and the Special Conditions of Sale.

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