

VALUABLE FREEHOLD FOR SALE WITH FULL VACANT POSSESSION

113 WALTON STREET, LONDON, SW3 2HP



GIA - 1,663 SQ FT (154 SQ M)

- **Development/Investment opportunity in the heart of Kensington.**
- **Sought-after location.**
- **Opportunity to convert to mix-use residential (STP).**
- **Vacant Possession with no onward chain.**

Location

The property is set in one of the most sought-after locations of South Kensington, with an eclectic selection of boutiques, renowned restaurants such as Daphnes and Bibbendum. It is less than a 10-minute walk to Harrods. Excellent local transport links include South Kensington Underground Station (Piccadilly, District and Circle lines), which is within an easy walking distance.

Description

The property comprises ground floor retail and two upper floors which has the potential to be converted into residential use (subject to planning). The property has been stripped back to shell and has separate access to the upper floors.

Size

The property offers the following approximate dimensions and gross internal floor area:

- GF: 797.28 sq ft (74.07 sq m)
- 1/F: 484.11 sq ft (44.98 sq m)
- 2/F: 381.30 sq ft (35.42 sq m)

Total GIA: 1,663 sq ft (154 sq m)

Rateable Value

Currently assessed as follows:
Ground Floor Shop and Premises: £49,750 and 1st and 2nd Floors Offices and Premises: £30,250

Planning

Currently Use Class E

Legal Fees

The purchaser will be responsible for covering all their own legal costs.

EPC

Rating F146 and valid until 22nd May 2026.

Vat

No VAT payable on the purchase price.

Viewing

Viewings can only be carried out with prior notice by contacting Stephen Anderson and William Mersh on:
Email: agency@leebaron.com
Tel: 020 7758 5894

Price

Unconditional offers are sought in excess of £2,000,000 for the freehold interest.

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