



Chelsea International

1-94 Kew Bridge Court, London W4



Price: £50,000,000 Freehold

94 Self Contained One, Two And Three Bedroom Apartments : 104 Parking Spaces

An opportunity to purchase a unique, secure gated estate comprising of 94 self contained one, two and three bedroom apartments and 104 parking spaces.

The site covers 2.2 acres with a plot of land to the rear of the site which has the potential (subject to planning permission) to become a small block of six one bedroom flats.

Available subject to 6 x regulated tenancies and AST tenancies details of which are available on request. Freehold interest for sale.

CHELSEA INTERNATIONAL

15 Radnor Walk

London SW3 4BP

Fax- 020 7349 9967

Sales

020 7349 9094

Lettings

020 7349 9495

www.chelseainternational.co.uk

Terms and Conditions

Tenure

Freehold

Price

£50,000,000 Subject To Contract

THE PROPERTY MISDESCRIPTIONS ACT 1993

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Block	Unit	Floor	Beds	Bath	SqFt
Priory Lodge	1	GFF	1	1	527
	2		2	1	665
	3		2	1	690
	4		1	1	533
	5	1st	1	1	527
	6		2	1	665
	7		2	1	690
	8		1	1	533
	9	2nd	1	1	527
	10		2	1	665
	11		2	1	690
	12		1	1	533
New Build	13	1st	1	1	534
	14		1	1	513
	15	2nd	1	1	534
	16		1	1	513
	17	3rd	1	1	534
	18		1	1	513
North Block	19	Ground	2 + Study	2	813
	20	Ground	2 + Study	2	811
	21	1st	2	2	819
	22	1st	2	2	818
	23	2nd	2	2	823
	24	2nd	2	2	809
	25	3rd	2	2	809
	26	3rd	2	2	795
	27	Ground	2 + Study	2	814
	28	Ground	2 + Study	2	774
	29	1st	2	2	818
	30	1st	2	2	784

	31	2nd	2	2	826
	32	2nd	2	2	793
	33	3rd	2	2	795
	34	3rd	2	2	795
	35	Ground	2 + Study	2	774
	36	Ground	2 + Study	2	814
	37	1st	2	2	784
	38	1st	2	2	818
	39	2nd	2	2	793
	40	2nd	2	2	809
	41	3rd	2	2	795
	42	3rd	2	2	795
	43	Ground	2 + Study	2	811
	44	Ground	2 + Study	2	738
	45	1st	2	2	818
	46	1st	2	1	752
	47	2nd	2	2	809
	48	2nd	2	1	750
	49	3rd	2	2	793
	50	3rd	2	1	750
South Block	51	Ground	2	1	753
	52	Ground	2	2	790
	53	1st	2	1	753
	54	1st	2	2	785
	55	2nd	2	1	753
	56	2nd	2	2	793
	57	3rd	2	1	750
	58	3rd	2	2	788
	59	Ground	2	2	785
	60	Ground	2	2	785
	61	1st	2	2	785
	62	1st	2	2	792
	63	2nd	2	2	793
	64	2nd	2	2	804
	65	3rd	2	2	788
	66	3rd	2	2	788
	67	Ground	2	2	761
	68	Ground	2	2	761
	69	1st	2	2	761
	70	1st	2	2	761
	71	2nd	2	2	784
	72	2nd	2	2	784
	73	3rd	2	2	788
	74	3rd	2	2	788
	75	Ground	2	2	854

	76	Ground	2	2	769
	77	1st	2	2	854
	78	1st	2	2	769
	79	2nd	2	2	868
	80	2nd	2	2	781
	81	3rd	2	2	861
	82	3rd	2	2	770
West Block	83	Ground	2	2	782
	84	Ground	2	2	1014
	85	Ground	2	2	782
	86	1st	2	2	783
	87	1st	2	2	1014
	88	1st	2	2	776
	89	2nd	2	2	805
	90	2nd	2	2	1033
	91	2nd	2	2	800
	92	3rd	2	2	805
	93	3rd	2	2	1033
	94	3rd	2	2	800
TOTAL					
Freehold					£822,000
Parking spaces - 102 spaces - 100 at £10k each, 2 at £15k each =					£1,030,000
Land potential for 6 x 1 beds @ £350,000 each = £2.1million - 33% =					£600,000
Asking Price					£50,000,000