

# CB Charles Banks



## White Hart Lane, London Asking Price £950,000

**FREEHOLD BUILDING FOR SALE WITH A COMMERCIAL RETAIL OUTLET AND TWO WELL PRESENTED FLATS** - The Commercial retail outlet is currently in use as an Art Gallery and rents out at 1,000 per month. The Top floor flat rents out for £1795pcm and the ground floor flat rents out for £1000pcm. White Hart Lane in Little Chelsea is well known for its' eclectic independent shops and restaurants and frequented by both locals and visitors from outside of the area looking for something different from the standard high street chains.

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# White Hart Lane, London

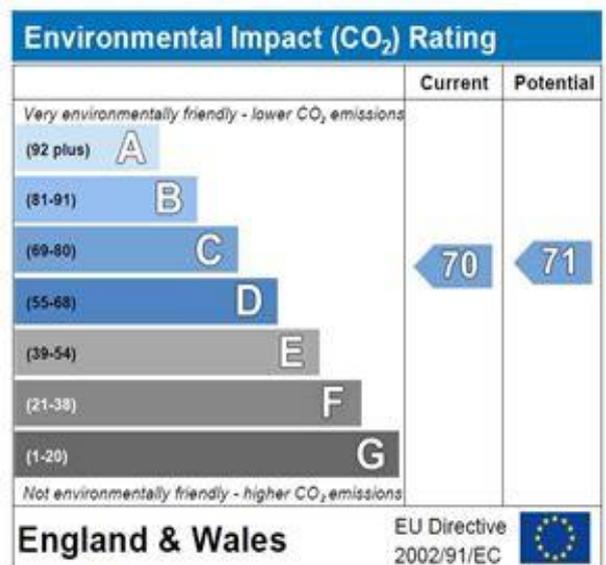
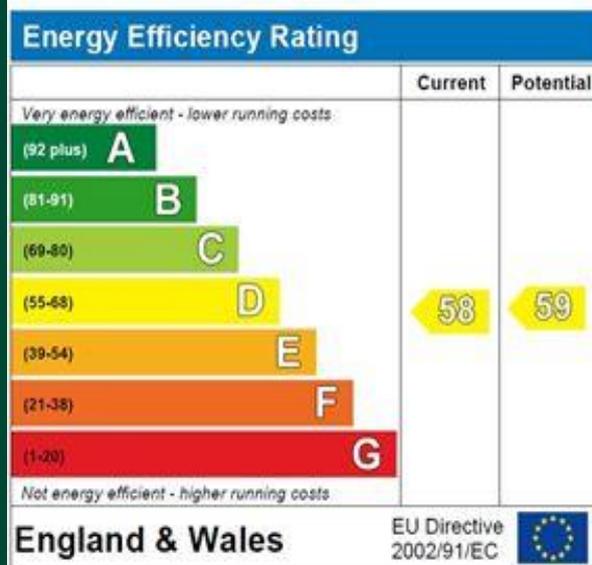
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**Flat 1 - Ground floor, one bedroom garden flat with a Kitchen/Dining/Reception room, fully fitted modern bathroom and a private west facing garden with lots of natural light . Currently Let out for £1000 pcm**

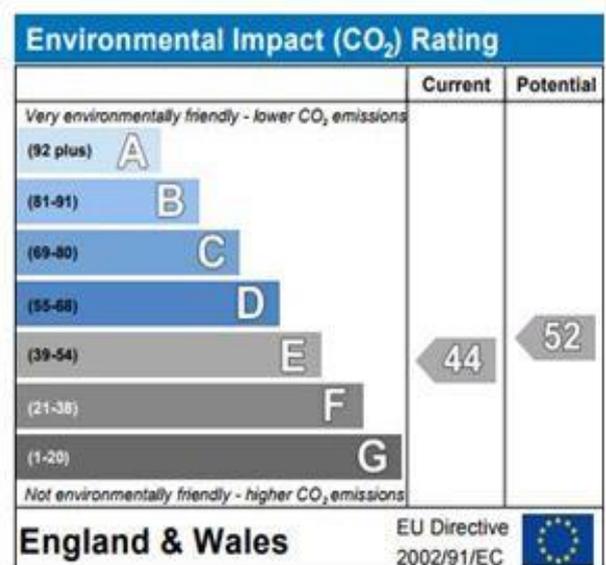
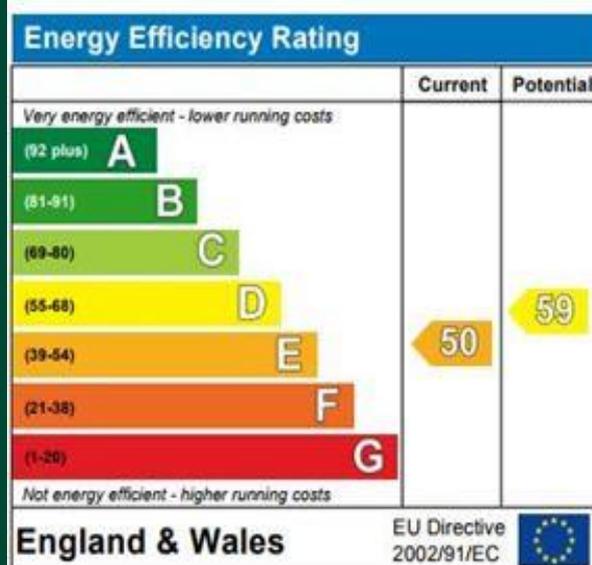
**Flat 2 - An exceptionally spacious two bedroom split level flat situated on White Hart Lane in the Little Chelsea area. The property comprises: Wooden stairs to first floor : Large double bedroom with fitted wardrobes and double windows, 2nd smaller bedroom with fitted wardrobes, large contemporary bathroom with separate shower and 'his and hers' basins. The living room benefits from double windows, has oak wooden floorboards and stairs leading to the mezzanine level very large fully fitted eat in kitchen on the second floor. The nearest train station would be Mortlake Station and the flat benefits from being situated close to the local shops restaurants and bars of White Hart Lane. - Currently Let out for £1795pcm**

- Commercial Retail Outlet
- Freehold
- 2 Well Presented Flats
- West Facing Garden
- Small Business Rates
- Fantastic Location
- Good Transport Links

#### TOP FLOOR FLAT



#### GROUND FLOOR FLAT



# Floorplan



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.