

Lot 12, 12 Studios at 20 Fairholme Road, West Kensington, London,

W14 9JX

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



Freehold 12 Unit Residential Investment

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Property Information

Freehold 12 Unit Residential Investment		Location	Description
<ul style="list-style-type: none">Comprises 12 Self-Contained Studio ApartmentsLet on a Single Lease producing £139,243 p.a.xAffluent and Attractive West London Suburb (Zone 2)Adjacent to the Queens Tennis Club, 1.4 miles from the museum district of South Kensington, 1.3 miles from Kensington Palace and 2.5 miles from Marble ArchThe property is held in Single Purpose Vehicle (SPV), available by separate negotiationNearby occupiers include Tesco Express, Little Waitrose & Partners and an eclectic mix of local businesses		<p>Miles 1 mile south of Kensington Olympia, 3 miles south-west of the West End</p> <p>Roads A4, A3220, A40</p> <p>Rail Zone 2 West Kensington Underground (District Line, Zone 2), Barons Court (District Line, Zone 2) Underground Station</p> <p>Air Heathrow Airport</p>	<p>The property comprises an attractive three storey, mid-terraced period property, that has been converted into 12 self-contained studio apartments, many of which have a mezzanine bedroom, separate from the main living accommodation.</p> <p>Flat 5 and Flat 8 benefit from balconies fronting Fairholme Road. Nine of the apartments can be accessed from a central staircase. The three lower ground studios are accessed from their own separate entry door.</p> <p>The property benefits from a commercial laundry room and ancillary storage on the lower ground floor.</p>
Lot 12	Auction 10th July 2025	Situation West Kensington is a highly affluent West London suburb, within Zone 2, approximately 4 miles south-west of London's West End. The property is prominently situated on the north side of the Residential Fairholme Road, in between Challoner Street and Vereker Road. The fashionable Kensington High Street is approximately 1 mile north from the property whilst the infamous Queens Tennis Club is adjacent to Fairholme Road. It is also situated 1.4 miles from the museum district of South Kensington, 1.3 miles from Kensington Palace and 2.5 miles from Marble Arch. Nearby occupiers include Tesco Express, Little Waitrose & Partners and an eclectic mix of local businesses. West Kensington benefits from being approximately 0.6 miles from The Earl's Court development, a major regeneration project, involving creating a climate-positive neighbourhood with 4,000 homes, 4.5-acre urban park, workspaces and green spaces on the former Earl's Court exhibition centre site.	VAT VAT is not applicable to this lot.
Rent £139,243 per Annum Exclusive	Status Available		Note The property is held in a Single Purpose Vehicle (SPV) that is available by separate negotiation. A purchase of the SPV will benefit from significant Stamp Duty savings.
Sector Residential	Auction Venue Live Streamed Auction		
		Tenure Freehold.	
		EPC Each flat has a valid MEES compliant Energy performance Certificate. See Legal Pack for details.	

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Basement Ground First Second	Flats 1-3 Flats 4-6 Flats 7-9 Flats 10-12 (1)	(268.50) (2)	(2890) (2)	WH BROADWAY LIMITED (CRN: 10589255)	Assured Shorthold Tenancy - 12 months from 25/07/2024	£139,243

(1) The property is held in Single Purpose Vehicle (SPV), available by separate negotiation.
(2) The floor areas stated have been taken from the illustrative floor plans, as shown in the images above.

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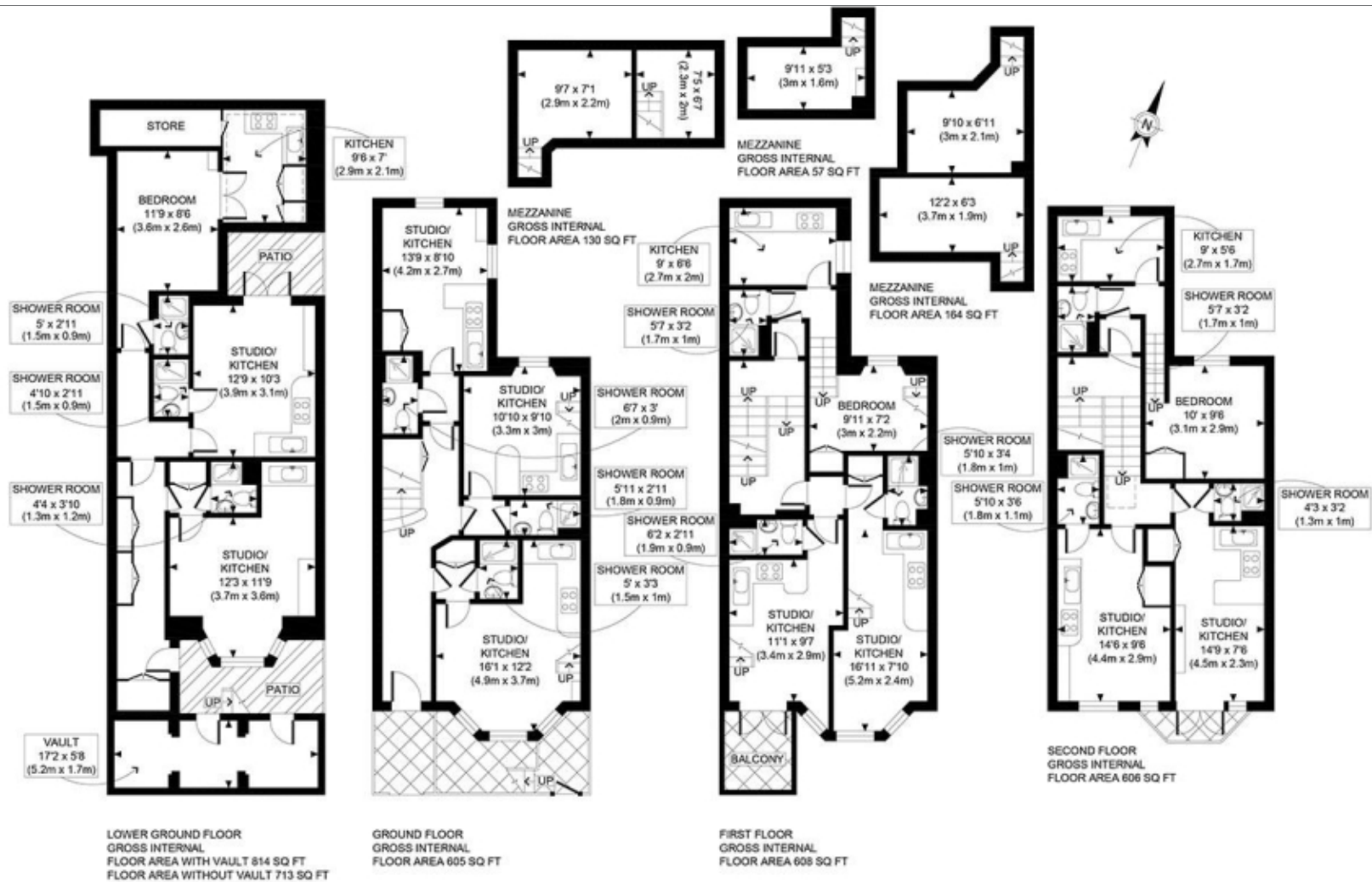
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APPROX. GROSS INTERNAL FLOOR AREA WITH VAULT 2984 SQ FT / 277 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT VAULT 2863 SQ FT / 268 SQM
 Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Fairholme Road

Date 26/05/25

photoplan

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2024