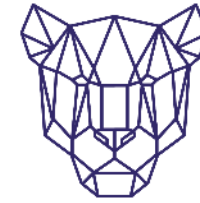


62a Cambridge Street,
London SW1V 4QQ

£640,000



PANTERA
PROPERTY



62a Cambridge Street, London SW1V 4QQ
£640,000

- Popular Pimlico location
- Room to improve
- Vacant Possession
- Patio garden
- Sold as seen
- No Onwards Chain

Contacts:

To enquire about this property or for further information, please get in touch with:

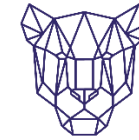
Amy White

0330 118 6610

amy@panteraproperty.com

Misrepresentation Act; 1. Pantera Property Limited on its own behalf of the vendor/lessor of this property whose agent Pantera Property Limited is, gives notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of statements contained in these particulars as to the property are to be relied on as statements or representations of fact; and (c) the vendor/lessor does not make or give I, and neither Pantera Property Limited nor any of its members or any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchase or tenant. 2. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars; (b) inspect the property and the neighbouring area; (c) ensure that any items expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries. Pantera Property is the trading name of Pantera Property Limited, October 2022.

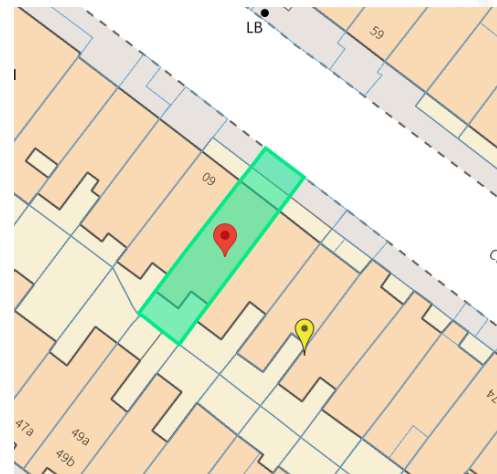
On The Instructions of the
Trustees in Bankruptcy



PANTERA
PROPERTY

DESCRIPTION

Pantera Property offer to the market a one bedroom lower ground floor flat, providing a patio garden. The property offers a great opportunity to add value and is in need of modernisation. The property offers a cellar, living room, bedroom, utility and kitchen. The property is currently owned a leasehold basis, the lease extension is in an agreed form, however, we intend to complete the new lease simultaneously with the sale. The term of the new lease will be 299 years from and including 29 September 1981, so there will be an unexpired term of 257 years.



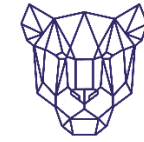
LOCATION

The property is located north of the River Thames in close proximity to Victoria and Pimlico. Specifically, the property is situated in a predominately residential area with local amenities within walking distance, such as Sainsbury's, Abbots Manor Pre School multiple shops, bars and restaurants nearby. Victoria underground and train station is located 0.6 miles from the property.

VIEWINGS

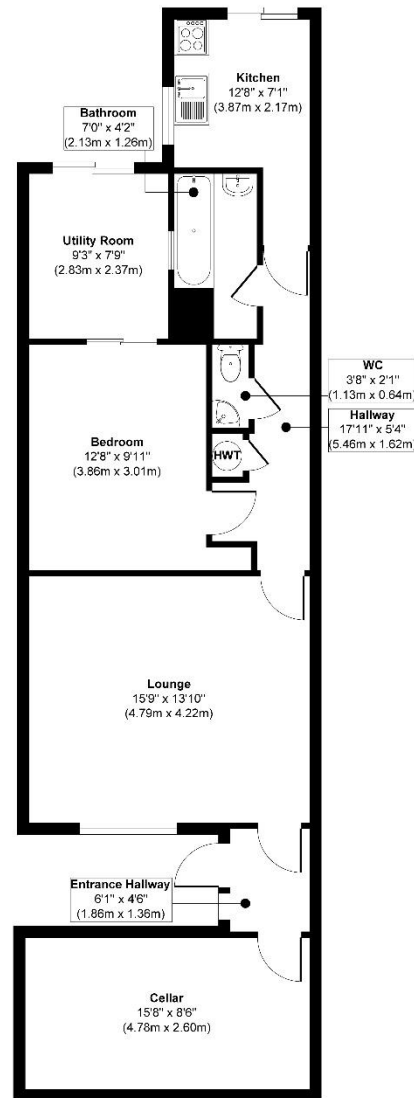
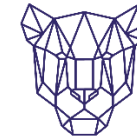
Please call Amy at Pantera Property for viewing arrangements.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



PANTERA
PROPERTY





Floor Plan
Approximate Floor Area
804 sq. ft
(74.78 sq. m)

Approx. Gross Internal Floor Area 804 sq. ft / 74.78 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.