

Chartered Surveyors, Asset Managers, Auctioneers  
Manchester . Leeds . Birmingham . London

# LANDWOOD GROUP



Devonshire Terrace



Philbeach Gardens

## For Sale

Upon instructions of the Joint Fixed  
Charge Receivers

### VIEWINGS

Strictly by appointment  
Landwood Group  
3<sup>rd</sup> Floor  
207 Regent Street  
London  
W1B 3HH

Date of particulars - June 2017

## 4 trading hotels 3 in Earls Court and 1 in Paddington

- All close to local underground stations
- Available as a whole or in part
- Hotels operating on a room only basis
- Freehold

0207 692 1930

or email: [Amy.selfe@landwoodgroup.com](mailto:Amy.selfe@landwoodgroup.com)

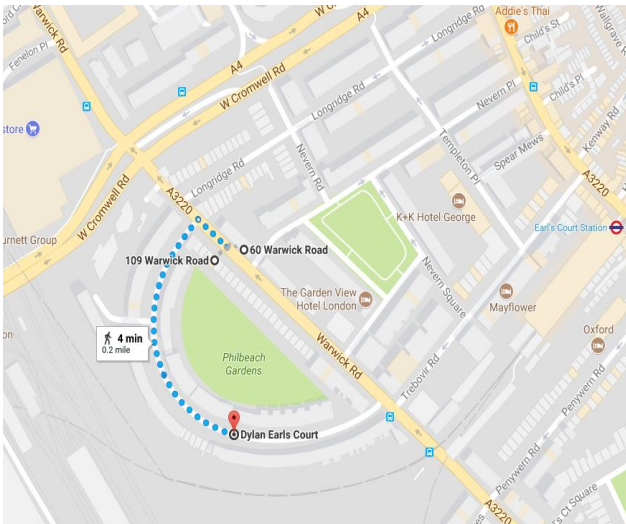
**Landwood Group**  
Telephone: 0207 692 1930  
[Enquiries@landwoodgroup.com](mailto:Enquiries@landwoodgroup.com)  
[landwoodgroup.com](http://landwoodgroup.com)

# LANDWOOD GROUP

## 27 AND 28 PHILBEACH GARDENS, EARLS COURT, LONDON, SW5 9EA

### LOCATION

The property is located in Earls Court in the Royal Borough of Kensington and Chelsea. It is positioned on Philbeach Gardens just off Warwick Road (A3220) which links to the (A40) Westway. There are a number of underground stations close by, the closest being Earls Court which is located approximately 200 meters away.



### DESCRIPTION

The premises comprise a pair of 5 storeys mid-terrace former houses built in circa 1880. They have for many years been used as a 40 bedroom hotel which offers 'room only' i.e. there are no kitchens or catering facilities. The property forms part of a small group of hotels and as such offers office accommodation for the group. The site behind is currently being redeveloped

### ACCOMMODATION

The subject provides the following approximate GIA:

Description	Sqm	sq.ft
Basement	193.58	2083
Ground Floor	141.23	1520
First Floor	141.0	1517
Second Floor	127.98	1377
Third Floor	121.80	1311
<b>Total</b>	<b>725.38</b>	<b>7808</b>

27 and 28 Philbeach Gardens	
Basement	Studio 1 - Triple Studio 2 - Single Studio 3 - Single Studio 4 - Double Studio 5 - Double Studio 6 - Double Kitchen Laundry / Store room Office Studio 7 - Double Studio 8 - Double Studio 9 - Double Studio 10 - Double
Ground Floor	Reception - with lift access to all floors Studio 11 - Double Studio 12 - Double Studio 14 - Twin Studio 15 - Double Studio 16 - Double Staff WC
First Floor	Studio 17 - Single Studio 18 - Single Studio 19 - Double Studio 20 - Double Studio 21 - Twin Studio 22 - Twin Studio 23 - Twin Studio 24 - Double
Second Floor	Studio 25 - Single Studio 26 - Triple Studio 27 - Triple Studio 28 - Single Studio 29 - Double Studio 30 - Double Studio 31 - Double Studio 32 - Double Cleaners cupboard
Third Floor	Studio 33 - Double Studio 34 - Double Studio 35 - Twin Studio 36 - Double Studio 37 - Double Studio 38 - Twin Studio 39 - Double Studio 40 - Double

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# LANDWOOD GROUP

## 60 WARWICK ROAD, LONDON, SW5 9EJ

### LOCATION

The property is located in Earls Court in the Royal Borough of Kensington and Chelsea. It is positioned directly off Warwick Road (A3220) which links to the (A40) Westway. There are a number of underground stations close by, the closest being Earls Court which is located approximately 200 meters away.

### DESCRIPTION

The premises comprise a 5 storey mid-Victorian terrace (inc basement), former house built in circa 1880 which is currently used as a 18no bedroomed hotel with a reception to the ground floor and laundry to the basement. The individual rooms benefit from ensuite facilities and a kitchenette with the hotel operating on a room only basis.

### ACCOMMODATION

The subjects provide the following approximate GIA:

Description	Sq.m	sq.ft
Basement	116.00	1,248
Ground Floor	64.85	698
First Floor	64.34	692
Second Floor	62.48	672
Third Floor	56.82	611
<b>Total</b>	<b>364.49</b>	<b>3,923</b>

60 Warwick Road	
Basement	Laundry - Accessed via an external staircase to the front of the property. Studio 1 - In the process of being refurbished. Studio 2 - Twin room Studio 3 - Double
Ground Floor	Reception Hall with staircase to the basement and first floor Studio 4 - No access but we understand this is a twin room. Studio 5 - Double Studio 6 - Single
First Floor	Studio 7 - Twin Studio 8 - Double Studio 9 - Twin Studio 10 - No access Communal bathroom with bath only Cleaners cupboard
Second Floor	Studio 11 - Twin room Studio 12 - Double Studio 13 - Double Studio 14 - Single
Third Floor	Studio 15 - Double Studio 16 - No access Studio 17 - Twin room Studio 18 - Double

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# LANDWOOD GROUP

## 109 WARWICK ROAD, LONDON, SW5 9EJ

### LOCATION

The property is located in Earls Court in the Royal Borough of Kensington and Chelsea. It is positioned directly off Warwick Road (A3220) which links to the (A40) Westway. There are a number of underground stations close by, the closest being Earls Court which is located approximately 200 meters away.

### DESCRIPTION

The premises comprise a 5 storey mid-Victorian terrace former house built in circa 1880. It has, for many years been used as a 19 bedroom hotel which offers 'room only' i.e. there are no kitchens or catering facilities.

To the rear is a private communal garden which was provided for residents of Philbeach Gardens, developed as part of the Edwardes Estate in the early 19 century. Originally maintained by a Gardens Committee, made up of those people who has rights to use it, today it comprises a leafy crescent which has mature trees, shrubs and lawns. We understand It is now protected under the 1851 Kensington Improvement Act.

### ACCOMMODATION

The subjects provide the following approximate GIA:

Description	Sq.m	sq.ft
Basement	103.69	1116
Ground Floor	85.54	920
First Floor	74.43	801
Second Floor	66.05	711
Third Floor	65.79	708
<b>Total</b>	<b>395.5</b>	<b>4257</b>

109 Warwick Road	
Basement	Studio 1 - Single Studio 2 - Bedroom with kitchenette and bathroom beyond Studio 3 - Staff room to rear with access to rear gardens. Studio 4 - Boiler room
Ground Floor	Reception Hall with staircase to basement and first floor Studio 5 - Twin Studio 6 - Double Studio 7 -Single Studio 8 - Twin
First Floor	Studio 9 - Twin Studio 10 - Double Studio 11 - Double Studio 12 - Double
Second Floor	Studio 13 - Double Studio 14 - Twin Studio 15 - Double Studio 16 - Double
Third Floor	Studio 17 - Double Studio 18 - Twin Studio 19 - Twin Studio 20 - Double

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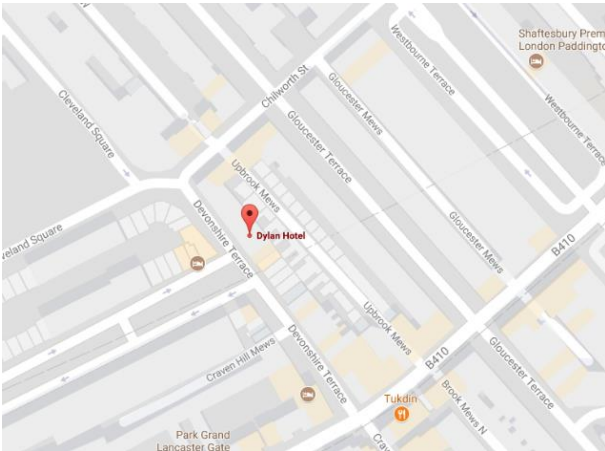
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# LANDWOOD GROUP

## 14 DEVONSHIRE TERRACE, BAYSWATER, LONDON W2 3DW

### LOCATION

The subject is located in Bayswater within the City of Westminster and the Royal of Kensington and Chelsea in central London. The property is located to the east side of Devonshire Terrace near (B411) Queensway, (B410) Craven Hill and (A4206) Westbourne Terrace. There are also several underground stations in reasonable proximity with the closest being Paddington.



### DESCRIPTION

The subject is a Grade II Listed mid-terrace building which is currently used as a 21 bedroom hotel having an office and staff bedroom with outside space. The property forms part of a small group of hotels offering 'room only' with laundry facilities positioned at no. 60 Warwick Road. Each room benefits from ensuite and kitchenette facilities.

### ACCOMMODATION

The subject provides the following approximate GIA:

Description	Sq.m	sq.ft
Basement	93.73	1,009
Ground Floor	68.93	742
First Floor	67.12	722
Second Floor	51.92	559
Third Floor	49.24	530
Fourth Floor	49.24	530
<b>Total</b>	<b>380.18</b>	<b>4,092</b>

14 Devonshire Terrace	
Basement	Hall Studio 1- Double Studio 2- executive double Room 3 - twin Studio 4- Double Studio 5- double
Ground Floor	Hall. Studio 11- Executive double Studio 12- Double Studio 13 - Executive double
First Floor	Hall with WC and a site office. Studio 21- Superior double Studio 22 - Superior double Studio 23 - Double
Second Floor	Hall with shower room. Studio 31- Double Studio 32- Superior double Studio 33- Superior double Studio 34 - Single
Third Floor	Hall Studio 41- Single Studio 42- Double Studio 43- Double Studio 44 - Double
Fourth Floor	Hall with access to roof Studio 51- Double Studio 52- Double Studio 53 - Double

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## TRADING

We do not hold any accounts details but we can provide the following limited information:

- The business is being run by the receivers and as such, full detailed trading information is limited
- The properties form a small group of hotel accommodation trading as 'Dylan Apartments' offering both longer term and short terms stays
- The hotel business operates on a room only basis i.e. there are no catering or other facilities provided.
- Bookings are taken mainly online through travel websites
- The reception area for number 109 Warwick Road is located in 60 Warwick Road
- All the properties share the same laundry facilities located in 60 Warwick Road

Some other limited information may be made available subsequent to a viewing.

## TENURE

We are selling the freehold interest of the properties

## PLANNING

Interested parties are advised to make their own enquiries with the Royal Borough of Kensington and Chelsea Council (0207 361 3012) and Westminster City Council (020 7641 6500).

## VAT

All figures quoted are exclusive of VAT which may be applicable.

## LEGAL

Each Party will be responsible for their own legal costs.

## PRICE

We are inviting offers of £19 million for the hotels as a whole. For individual prices please contact the office on 0207 692 1930.

## EPC

A Full set of EPCs for the properties will be available on request.

## FURTHER INFORMATION

A photographic schedule is available on request.

## IMPORTANT NOTICE

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