

6 WEEK COMPLETION



SITUATION

Located in this popular residential area close to the junction with Goldhawk Road which houses a variety of local and multiple shopping facilities and within easy walking distance of Goldhawk Road Underground Station (Circle and Hammersmith & City Lines). Hammersmith lies approximately 1/2 mile west of Shepherds Bush and 5 miles west of Central London.

PROPERTY

Forming part of an attractive Victorian terraced building comprising an **Unmodernised 2 Room Self-Contained Flat** on the top floor.

ACCOMMODATION

Top Floor Flat

| | |
|-------------|---------------|
| Front Room | 15'5" x 12'2" |
| Rear Room | 10'4" x 9'10" |
| Kitchen | 8'6" x 7'8" |
| Bathroom | |
| Separate WC | |

GIA **Approx 488 sq ft**

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 150 years from completion at a fixed ground rent of £100 p.a.

Offered with FULL VACANT POSSESSION

**Vacant Unmodernised
2 Room Flat**

The Surveyors dealing with this property are
JOHN BARNETT and **SOPHIE TAYLOR**

VENDOR'S SOLICITORS
Howard Kennedy and Rossi - Tel: 020 7636 1616
Ref: K Bichard Esq - Email: k.bichard@howardkennedy.com

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts