

6 WEEK COMPLETION



**SITUATION**

Located in this popular residential area within easy walking distance to the junction with King Street which houses a variety of local and multiple shopping facilities. In addition, Ravenscroft Park and Ravenscroft Park Station (District Line) are within close proximity. Hammersmith lies approximately 5 ½ miles west of Central London and 3 ½ miles west of Hyde Park.

**PROPERTY**

Forming part of an attractive Victorian mansion block comprising an **Unmodernised 4 Room Self-Contained Flat with Front Balcony** and benefitting from entry phone and gas central heating (not tested).

**VAT is NOT payable in respect of this Lot**

**Vacant Unmodernised  
4 Room Flat**

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

**ACCOMMODATION**

**Top Floor Flat**

Front Room 1	12'7" x 11'8" plus Balcony
Front Room 2	13'10" x 11'9"
Rear Room	11'10" x 12'6"
Box Room	7'0" x 4'11"
Kitchen	12'0" x 12'0"
Bathroom/WC	

**GIA** **Approx 818 sq ft**

**TENURE**

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

**Offered with FULL VACANT POSSESSION**



**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