

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.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 141-160 (excl. Nos. 150 & 156)	18 Flats	Various	Each 120 or 125 years from 25th December 1989	£1,800 (£100 each)	FRI Rents double every 30 years
No. 150	4 Rooms, Kitchen, Bathroom/WC	Individual	150 years from 21st June 2012	£100	FRI
No. 156	1 Flat	Individual	150 years from 1st January 2013	£100	FRI
TOTAL				£2,000	

PROPERTY

Forming part of an attractive Victorian mansion block comprising **20 Self-Contained Flats** and benefitting from a **Private Rear Communal Garden**.

VAT is NOT payable in respect of this Lot

FREEHOLD

Note 1: In accordance with s. 5B of the Landlord & Tenant Act 1987, Notices were served on the lessees and they have reserved their rights of first refusal. This lot cannot be sold prior to auction.

Note 2: The Freeholder appoints a managing agent and insures the building. Current sum insured is £5,147,460. Current premium is £6,359.71.

Note 3: None of the roof space is demised to the lessees.

£2,000 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**

VENDOR'S SOLICITORS
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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 £350 (including VAT) upon exchange of contracts