



SITUATION

Located at the junction with King Street which houses a variety of local and multiple shopping facilities and being within close proximity to Ravenscroft Park and Ravenscroft Park Station (District Line). Hammersmith lies approximately 5 ½ miles west of central London and 3 ½ miles west of Hyde Park.

PROPERTY

Comprising a **Self-Contained Studio Flat** on the Fifth Floor in this purpose built block. The property includes partial central heating and an entryphone and benefits from use of 2 passenger lifts and an onsite Porter.

ACCOMMODATION

Fifth Floor Flat

Living Room/Bedroom
Kitchen
Bathroom/WC

GIA Approx 360 sq ft

£8,487.50 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JONATHAN ROSS**

* Refer to Point 9 in the 'Notice to all Bidders' page

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 215 years from 1976 at a peppercorn ground rent.

TENANCY

The property is let on a Regulated Tenancy to an Individual at a current rent of **£8,487.50 per annum** exclusive.

Effective Date of Registration: 12/01/14

Note: A studio flat on the third floor sold for £310,000 in October 2014.

VENDOR'S SOLICITORS

Watson, Farley & Williams LLP - Tel: 020 7814 8000
Ref: G. Ritter Esq - Email: gritter@wfw.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 £500 (including VAT) upon exchange of contracts