



SITUATION

Located close to the junction with Friary Road in this rapidly improving residential area, less than a mile from Acton Main Line and North Acton Railway Stations as well as East Acton Underground Station (Central Line). The property also benefits from excellent road links via the A40. Acton lies approx. 1½ miles north of Chiswick and 6 miles west of central London.

PROPERTY

Forming part of a purpose built apartment block comprising a **Self-Contained Studio Flat** on the third floor with hatch access to a **Loft**. The property includes **1 Parking Space** and benefits from electric storage heating and an entry phone system.

TENURE

Leasehold for a term of 125 years from 1st July 1989 at a peppercorn ground rent.

ACCOMMODATION

Third Floor Studio Flat

Living Room/Bedroom	15'6" x 10'8"
Kitchen	7'7" x 7'4"
Shower Room/WC	7'4" x 4'5"

GIA Approx. 300 sq ft

VAT is NOT applicable to this Lot

TENANCY

The property is let to an **Individual** on an AST for a term of 1 year from 15th October 2019 at a current rent of **£10,200 per annum** exclusive.

Note 1: There is a £980.77 Rent Deposit held.

Note 2: A similar studio flat on the second floor is currently on the market at £245,000.

£10,200 per annum

The Surveyors dealing with this property are
Jonathan Ross and **Steven Grossman**

Vendor's Solicitors

HCB Park Woodfine LLP
Tel: 020 8907 4366 Ref: Peter Francis
Email: peterfrancis@hcbgroup.com

For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page