



**SITUATION**

Located at the northern end of Ladbroke Grove close to the junction with Barlby Road, adjacent to **William Hill** and within a local retail parade serving the surrounding sought after residential area, only 1/2 a mile from Notting Hill and under a mile from Kensington Gardens.

Ladbroke Grove Underground Station (Hammersmith & City Line) is within walking distance as is the famous Portobello Road which contains the world's largest Antiques Market stretching for almost 2 miles.

**PROPERTY**

Forming part of a terraced parade comprising a **Ground Floor Shop and Basement (with some good natural light)** plus separate front entrance to a large **Self-Contained Flat** on two upper floors.

The flat has been completely refurbished and includes a modern fitted kitchen with integrated appliances, Shower Rooms, wood flooring and carpeting throughout, replacement double glazed sash windows, Gas Central Heating and a Video Entryphone.

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

**FREEHOLD offered with FULL VACANT POSSESSION**

**Vacant Shop & Flat**

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

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	18'0"
Internal Width	13'8"
Shop Depth	29'9"
Built Depth	47'4"

**Basement**

Storage Area	Approx 935 sq ft
WC	

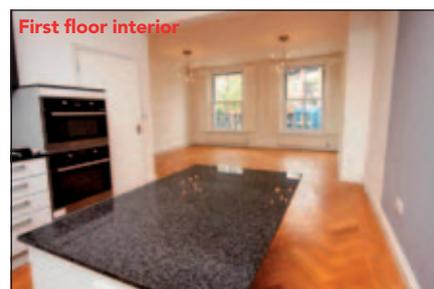
**First & Second Floor Flat**

2 Bedrooms (each with en-suite Shower/WC), Large Reception/Kitchen, Study, Sep WC

**GIA of Flat** **Approx 1,040 sq ft**

**Note 1: The Ground & Basement may suit conversion to an Office, subject to planning.**

**Note 2: There is potential to create a third floor and convert the upper part into 2 flats subject to planning.**



**VENDOR'S SOLICITORS**  
Fishman Brand Stone - Tel: 020 7935 2408  
Ref: 1 Fishman Esq - Email: if@fishmanbrandstone.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 £350 (including VAT) upon exchange of contracts