



SITUATION

In a popular residential area close to Hammersmith and midway between Olympia and Shepherds Bush.

PROPERTY

Part of a late Victorian house comprising a **Large Ground Floor Self-Contained Flat** with gas central heating, UPVC windows and a private rear garden.

ACCOMMODATION (Plan available from Auctioneers)

Front Lounge	10'9" x 13'6"
Front Bedroom	11'6" x 10'3"
Rear Bedroom	9'6" x 9'9"
Kitchen	13'0" x 10'6"
Bathroom	
Separate WC	
Garden Room	10'3" x 8'0"

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 125 years from December 2007 at a fixed ground rent of £100 pa.

TENANCY

The property is let on a Regulated Tenancy (since 1965) to an individual at **£4,979.64 per annum** exclusive (£95.50 per week exclusive). The uncapped rent was £7,039.29 pa (£135.00 per week).

E.D.R. 24.3.08.

£4,979.64 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **GREG CORIN**

VENDOR'S SOLICITORS

Howard Kennedy, 19 Cavendish Square, London W1A 2AW
Tel: 020 7636 1616. Ref: S Brook Esq

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 £250 (including VAT) upon exchange of contracts