



**6 WEEK COMPLETION**

**SITUATION**

Located at the junction with North End Road and West Cromwell Road (A4) being within 100 yards of West Kensington Underground Station (District Line) and benefits from a large variety of local amenities nearby. The property lies midway between Hammersmith and Earls Court, and being approx. 3 miles west of central London.

**PROPERTY**

A **Self-Contained 2 Bed Flat** on the third floor within this purpose built pre-war block. The flat benefits from:

- Passenger lift
- Concierge service
- Secondary double glazing
- Entryphone system
- Communal gas central heating
- Communal garden

**ACCOMMODATION**

**Third Floor Flat**

2 Bedrooms, Living Room, Kitchen, Bathroom/WC  
GIA Approx. 700 sq ft

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

**TENURE**

**Leasehold for a term of 999 years from 24th June 1997 at a peppercorn.**

**Offered with FULL VACANT POSSESSION**

**Note: We understand a 677 sq ft 2 bed flat at 20 West Kensington Court sold in October 2015 for £485,000.**



**View of communal garden**

**Vacant 2 Bed Flat**

The Surveyors dealing with this property are  
**JOHN BARNETT** and **NICHOLAS LEIGH**

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

**VENDOR'S SOLICITORS**  
Macroy Ward - Tel: 020 8440 3258  
Ref: Ms Margaret Iwasyszyn - Email: margaret@macroyward.co.uk

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