



SITUATION

In this quiet backwater at the junction with Goodwin Road and Westville Road and running between Uxbridge Road and Goldhawk Road, close to various parks and schools and approx. ¼ mile from Goldhawk Road Underground Station (Circle and Hammersmith & City Lines). Shepherd's Bush has undergone considerable regeneration in recent years including the Westfield Shopping Centre development as well as a number of high end residential developments and is only approx. 4 miles from central London via the A40.

PROPERTY

A late Victorian corner building previously used as a **Ground Floor Shop** with rear vehicular access to on site parking and to a **Self-Contained Flat** on the lower ground floor (see Note 1) together with separate side access to a **Two Storey Self-Contained Flat** planned on the first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'0"
Internal Width	16'2"
Shop Depth	29'0"
WC	

Lower Ground Floor Flat

Front Lounge	12'9"	×	15'9"
Rear Bedroom	9'6"	×	12'8"
Kitchen	6'3"	×	7'8"
Hallway	5'7"	×	13'7"

WC plus Shower

First and Second Floor Flat (Approx. 800 sq ft)

3 Rooms, Kitchen, Bath/WC and separate WC
(with gas central heating & uPVC double glazing)

Note 1: The lower ground floor does not have planning permission for residential but has been used as a flat since 5th August 2013.

Note 2: Floor Plans available from Auctioneers as existing and to convert to a single 5 bed house or to 3 flats (including new third floor).

Note 3: 6 week completion

Vacant Former Shop & 2 Flats

The Surveyors dealing with this property are
John Barnett and Joshua Platt

Vendor's Solicitors

Macrory Ward
Tel: 020 8440 3258 Ref: Martina Ward
Email: martina@macroryward.co.uk

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 £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page