



SITUATION

In the popular 'Groves' area of Shepherds Bush within close proximity of Goldhawk Road and located less than a mile from White City Underground Station (Central Line) and Wood Lane Underground Station (Circle & Hammersmith & City Lines). Westfield Shopping Centre lies approx. 1 mile to the east.

PROPERTY

A 2 storey terraced house.

ACCOMMODATION

Believed to be a 3 Bed House (not inspected internally)

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to an **Individual** for a term of 90 years from 25th March 1933 (**thus having 1¾ years unexpired**) at a fixed ground rent of **£7 per annum**.

Note 1: This lot was offered in our 27th May 2021 auction with a Reserve Price below £300,000 and it sold after many bids for £513,000. The Purchaser failed to pay the full 10% deposit and the Vendors have treated that as a repudiation of the contract.

Note 2: The property was recently affected by a fire.

Note 3: The property was to be insured by the lessee, but we are not aware if any insurance is in place to cover reinstatement.

Note 4: A 3 bed terraced house at No. 85 Thorpebank Road sold in February 2020 for £760,000 (Source: rightmove.co.uk).

Note 5: There is a 6 week completion.