

Lot 6

61 Boscombe Road, Shepherd's Bush,
London W12 9HT

***Guide: £825,000+**
In same ownership for over 50 years
2 Self-Contained Maisonettes
6 week completion



SITUATION

Located in this very popular residential area at the junction with Goodwin Road and running between Uxbridge Road and Goldhawk Road with Hammersmith Academy School and Cathnor Park close by. Goldhawk Road Underground Station (Circle and Hammersmith & City Lines) is approx. ¼ mile distant and Shepherd's Bush Underground Station (Central Line) is approx. 1 mile away.

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 west of central London via the A40 and 11 miles from Heathrow Airport.

PROPERTY

A Victorian corner building which was converted approximately 10 years ago into **2 Self-Contained Maisonettes (1x1 Bed and 1x2 Bed)**. In addition, there is a gated forecourt and rear vehicular access from Goodwin Road via an electric gate to private car space/s.

Refer to the Auctioneers for the video tour of the property.

VAT is NOT applicable to this Lot

FREEHOLD

Note: There is potential to add a third floor similar to the adjoining properties, subject to obtaining possession and the necessary consents.

Rear Garden / Patio / Decking
for Lower Maisonette



£24,900 p.a. Plus
Vacant 1 Bed Maisonette

The Surveyors dealing with this property are
John Barnett and Zac Cheek

Vendor's Solicitors

Seddons

Tel: 07977 859 943 Ref: Martina Ward

Email: martina.ward@seddons.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Goodwin Road Frontage



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Lower Maisonette	Ground Floor Bedroom 17'0" x 9'2" Ensuite Bathroom/WC Lower Ground Floor Lounge 25'7" x 11'0" Kitchen 5'9" x 13'6" Shower/WC 6'0" x 9'6" Rear Garden 17'0" x 26'9" Lower Patio with decking 14'0" x 16'9" GIA Approx. 848 sq ft			VACANT	New windows. Gas Central Heating. Car Parking.
Upper Maisonette	First Floor Living Room 13'0" x 17'0" Kitchen 14'0" x 10'11" Bathroom/WC 10'4" x 6'4" Second Floor Front Bedroom 13'0" x 10'7" Rear Bedroom 11'0" x 13'4" Shower/WC 9'7" x 5'8" GIA Approx. 1,037 sq ft	Individual(s)	1 year from 16th February 2024	£24,900	AST. £2,192.31 Rent Deposit held.
Total GIA Approx. 1,885 sq ft				Total: £24,900 plus Vacant 1 Bed Maisonette	