

## London W6

### Flat 6, Paddenswick Court, Paddenswick Road, Ravenscourt Park W6 0UF

- **A Leasehold Self-Contained First Floor Flat**
  - Providing Two Bedroom Accommodation
  - Extending (GIA) to Approximately 67.6 sq m (728 sq ft)
  - Balcony and Private Section of Rear Garden
  - Opposite Ravenscourt Park
- Vacant**

On the instructions of A Kisby FRICS  
and P Mayo MRICS of Allsop LLP acting  
as Joint Fixed Charge Receivers

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#### To View

Please Call: Joint Auctioneer.

#### Joint Auctioneer

Winkworth Hammersmith  
(Ref: Ms E Nascimento).  
Tel: 0207 371 4466.  
Email: enascimento@winkworth.co.uk

#### Seller's Solicitor

Messrs Rosling King (Ref: Hannah Austin).  
Tel: 0207 246 8000.  
Email: rksales@rklp.com

#### Leasehold Flat



#### Tenure

Leasehold. The property is held on a lease for a term of 125 years from 24th June 1985 (thus having approximately 93 years unexpired) at a current ground rent of £10 per annum.

#### Location

The property is located on the east side of Paddenswick Road, to the south of its junction with Wellesley Avenue and almost directly opposite the open spaces of Ravenscourt Park. Paddenswick Road leads to Goldhawk Road (A402) to the north and King Street (A315) to the south. Great West Road (A4) is accessible to the south. An extensive range of shops, bars and restaurants is available from Hammersmith to the south and in Shepherd's Bush and the Westfield London Shopping Centre to the north-east. London Underground services run from Ravenscourt Park Station (District and Piccadilly Lines) approximately 0.3 miles to the south.

#### Description

The property comprises a self-contained first floor flat situated within a detached purpose built building arranged over ground and two upper floors. The property benefits from a balcony and a private section of the rear garden.

#### Accommodation

Reception Room with Kitchen Area, Two Bedrooms, Shower Room/WC  
GIA Approximately 67.6 sq m (728 sq ft)

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.