

London W12

29 Hetley Road, Shepherd's Bush W12 8BA

- **A Leasehold Self-Contained Raised Ground and First Floor Maisonette**
 - Extending to Approximately 155 sq m (1,239 sq ft)
 - Benefits from roof space
 - To be offered with Planning Permission for Conversion and Extension to provide 2 x Two Bedroom Self-Contained Flats
- ### Vacant Possession



To View

The property will be open for viewing every Tuesday and Saturday before the Auction between 1.15 – 1.45 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Adams & Remers LLP
(Ref: Ms C Robertjot).
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**VACANT –
Leasehold Building with Planning**



Tenure

Leasehold. The property is held on a lease for a term of 125 years from 14th March 2014 (thus having approximately 124 years unexpired).

Location

The property is situated on the east side of Hetley Road, to the south of its junction with Uxbridge Road. Situated within 'The Golden Triangle', Westfield Shopping Centre is within a short walking distance as are further facilities, such as Ravenscourt Park. The property is well served by the Underground railway network and road links (M4 Motorway via A4), providing access both in and out of Central London. The property will benefit from the introduction of CrossRail upon its completion in 2019, accessing the line from Acton Central, which is approximately 2 miles to the north-west.

Description

The property comprises a self-contained raised ground and first floor three bedroom maisonette situated within a mid terrace building arranged over raised ground and first floor, beneath a pitched roof. The property benefits from a rear garden. The property also benefits from roof space.

Accommodation

Raised Ground Floor – Two Reception Rooms, Kitchen, WC
First Floor – Three Bedrooms, Bathroom

Planning

Local Planning Authority: London Borough of Hammersmith & Fulham.
Tel: 0207 8753 1081.

Planning permission was granted on 17th October 2014 (Application Number: 2014/04054/FUL) for the 'erection of a rear roof extension involving an increase in the ridge height; installation of 4 roof lights in the front roof slope; erection of a two storey rear extension at ground and first floor level; installation of new windows to replace the existing at ground and first floor level to the rear elevation; conversion of ground, first and second floor level to provide 2 x two bedroom self-contained flats'.

The roof space is included in the leasehold interest being sold.

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.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.