

Perivale

Flat 2 (Lot 87), Flat 10 (Lot 88), Flat 13 (Lot 89), Flat 20 (Lot 90), Flat 32 (Lot 91) and Flat 49 (Lot 92)
The Hoover Building,
Western Avenue,
Perivale,
London
UB6 8DW

- **Six Leasehold Apartments**
- Newly Designed Apartments within this iconic Grade II* Listed Building
- Featuring stunning Art Deco features and Contemporary Design
- To be offered individually as Six Separate Lots
- Studio, One and Two Bedroom layouts

Vacant Possession

COMPLETION OF THE APARTMENTS ESTIMATED MARCH 2018



To View

The Hoover Building show apartment can be viewed at the following times.
 Every Tuesday and Thursday before the Auction between 1.00 – 2.00 p.m.
 Please email simon.capp@allsop.co.uk to book attendance.

Seller's Solicitor

Messrs Stepien Lake LLP (Ref: M Thomas).
 Tel: 0207 467 3036.
 Email: mark.thomas@stepienlake.co.uk

VACANT – Six Leasehold Apartments



Tenure

Leasehold. Each apartment is held on a lease for a term of 250 years. A service charge and ground rent is collected. Please see legal pack for full information.

Location

The Hoover Building is located along Western Avenue (A40), within the London Borough of Ealing. A Tesco supermarket is situated to the rear of the Hoover Building and a number of further amenities, including restaurants, bank and coffee shop, are within the immediate vicinity. Perivale Underground Station (Central Line) is close by, providing quick access to Central and West London. Nearby Greenford Overground Station provides direct services to Paddington in approximately 22 minutes. Heathrow Airport and the M25 Motorway are quickly accessible via the A40.

Description

The Hoover Building is a distinctive Grade II* listed Art Deco building built in the 1930s. The building is undergoing extensive renovation and conversion to provide 66 luxury apartments.

The apartments include:

- Contemporary kitchens with stainless steel integrated appliances
- Fully fitted bathrooms with feature ceramic tiling
- Video entry system. CCTV covering main external and internal areas of the building
- Wood flooring to main reception and hallway areas
- Custom-made feature doors with Art Deco style door furniture

- Two Art Deco style lifts serve all apartments. Plus stairways
 - All apartments benefit from 10 Year CRL Building Guarantee
- Apartment layouts and location within the building vary. Please see legal pack and separate marketing brochure for further information. The apartments are estimated for completion and ready for occupation in March 2018.

Accommodation

A schedule of Accommodation is set out below.

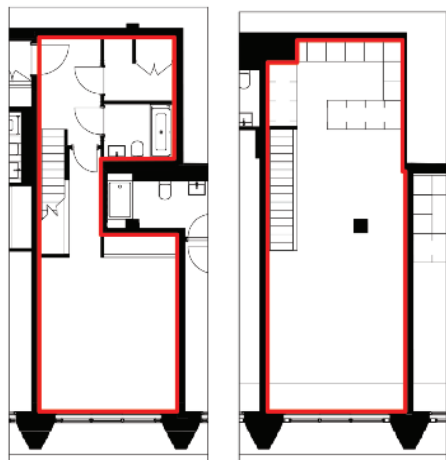
Lot	Flat	Floor	Accommodation	Area sq m (sq ft)	
87	Flat 2	Ground/Mezzanine	One Bedroom Split Level Apartment Western Avenue Aspect	90.4 sq m	973 sq ft
88	Flat 10	Ground/Mezzanine	One Bedroom Split Level Apartment Western Avenue Aspect	53.5 sq m	576 sq ft
89	Flat 13	Ground/Mezzanine	Two Bedroom Split Level Apartment Western Avenue Aspect	75.3 sq m	811 sq ft
90	Flat 20	First	Two Bedroom Lateral Apartment Western Avenue Aspect	79.5 sq m	856 sq ft
91	Flat 32	First	Studio/One Bedroom Lateral Apartment Rear Aspect	65.7 sq m	707 sq ft
92	Flat 49	Third	Two Bedroom Lateral Apartment Dual Aspect	87.6 sq m	943 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.

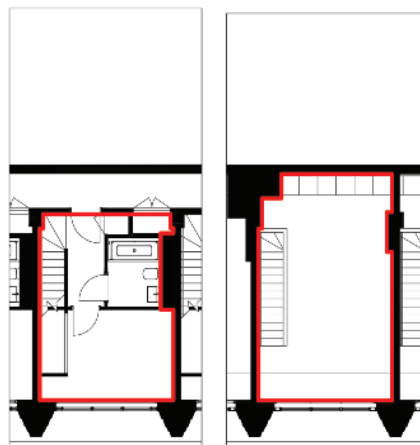
BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

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.



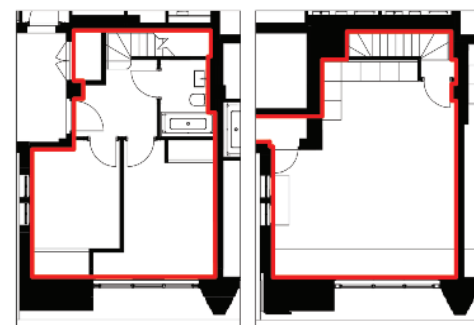
Apartment 2 - Ground Floor
1 : 150

Apartment 2 - Mezzanine Floor Level (above Ground Floor)
1 : 150



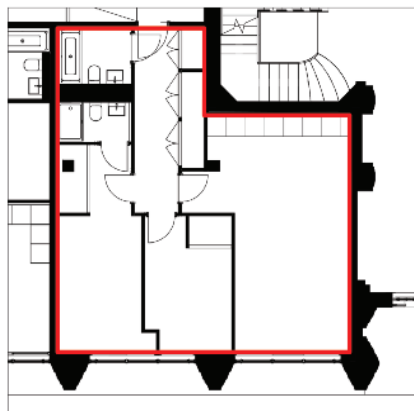
Apartment 10 - Ground Floor
1 : 150

Apartment 10 - Mezzanine Floor Level (above Ground Floor)
1 : 150

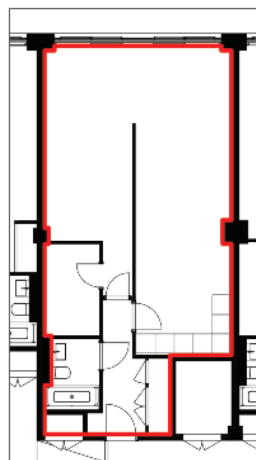


Apartment 13 - Ground Floor
1 : 150

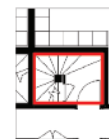
Apartment 13 - Mezzanine Floor Level (above Ground Floor)
1 : 150



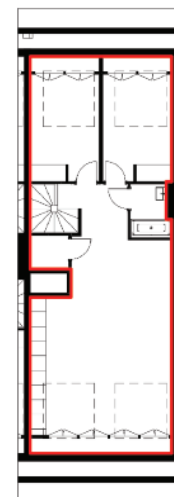
Apartment 20 - First Floor
1 : 150



Apartment 32 - First Floor
1 : 150



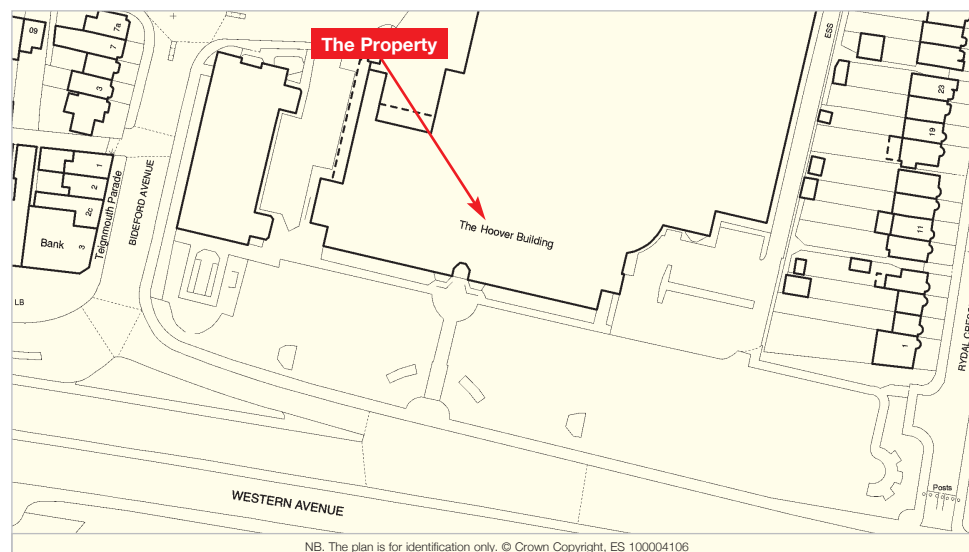
Apartment 49 - Second Floor
1 : 150



Apartment 49 - Third Floor
1 : 150



Images of show apartment. Furniture not included



NB. The plan is for identification only. © Crown Copyright, ES 100004106