

## London W6

### 25B Westcroft Square, Hammersmith W6 0TD

- A Long Leasehold Self-Contained First and Second Floor Maisonette
- Subject to a Regulated Tenancy
- Providing Four Room Accommodation
- Current Gross Rent Reserved  
**£10,986 per annum**



#### Seller's Solicitor

Messrs Faegre Baker Daniels LLP  
(Ref: Mr Thomas Piper).  
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#### INVESTMENT – Long Leasehold Maisonette



#### Tenure

Long Leasehold. The property is held on a long lease for a term of 999 years from 26th August 2015 at a peppercorn ground rent.

#### Location

The property is located on the north side of Westcroft Square, to the west of its junction with Hamlet Gardens. Local shops and amenities are available along King Street to the south, with the further and more extensive facilities of the Westfield Shopping Centre being within easy reach to the north-east. Stamford Brook Underground Station (District Line) and the open spaces of Ravenscourt Park are both within walking distance. The nearby A4 provides direct access to Central London eastbound and M4 Motorway heading west.

#### Description

The property comprises a self-contained maisonette situated on the first and second floors of a mid terrace building arranged over lower ground, raised ground and two upper floors.

#### Accommodation

The property was not internally inspected by Allsop. The following information was provided by the Vendor. We are informed that the property provides:

**First Floor** – Room, Kitchen, Bathroom, WC

**Second Floor** – Three Rooms

#### Tenancy

The property is subject to a Regulated Tenancy at a registered rent of £915.50 per calendar month. (Effective date: 24th January 2014)

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 £750 (including VAT) upon exchange of sale memoranda.