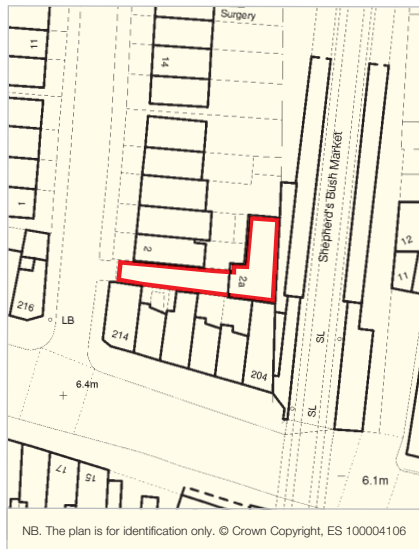


London W12 'Coach House Studios', 2A Frithville Gardens, Shepherds Bush W12 7JN

- A Freehold Building extending to approximately 249.41 sq m (2,686 sq ft)
- Currently arranged to provide Office Accommodation together with a Single Storey Conservatory
- Off-street parking to front for approximately 4 cars
- Possible potential for a variety of alternative uses, including Residential Redevelopment (subject to consents)
- Site Area extending to 0.024 hectares (0.059 acres)

**IN SAME FAMILY OWNERSHIP
FOR APPROXIMATELY 21 YEARS -
AVAILABLE FOR SALE DUE TO
BUSINESS RELOCATION**



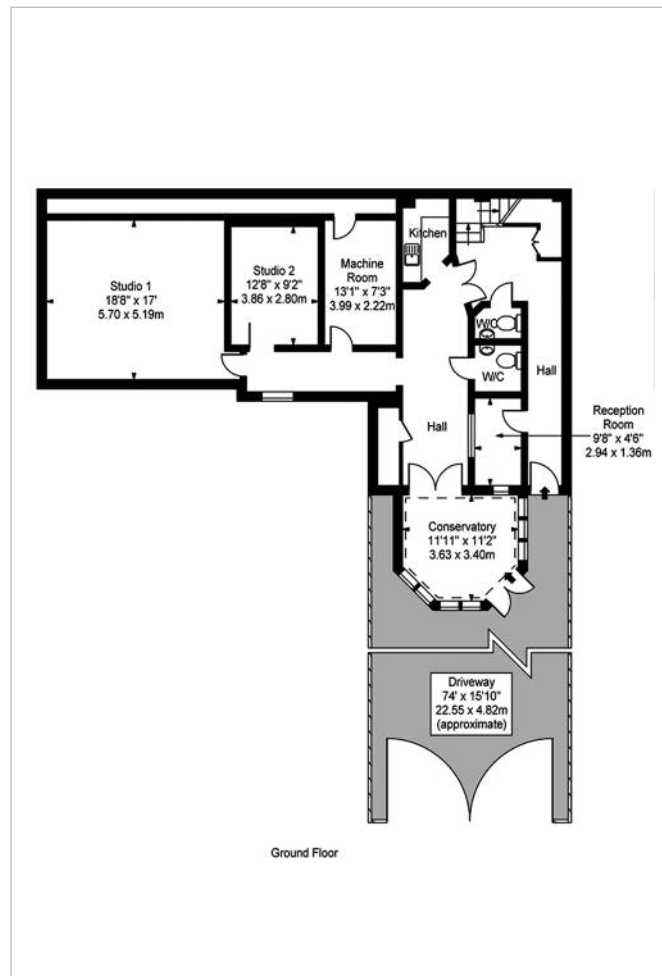
To View

The property will be open for viewing every Monday and Wednesday before the Auction between 9.30 – 10.15 a.m. (Ref: DK).

Seller's Solicitor

Messrs Infields (Ref: Roger Newhall).
Tel: 0208 977 7633 Fax: 0208 977 9962.

VACANT – Freehold Building



Tenure
Freehold.

Location

'Coach House Studios' is located on the east side of Frithville Gardens close to its junction with Uxbridge Road (A4020). Both Shepherds Bush Market and Shepherds Bush Underground/Overground Stations are a short walk away as is Westfield Shopping Centre with its cinema complex, over 300 retail outlets and 50 places to eat and drink. Recently renovated Shepherds Bush Common, world renown music venue Shepherds Bush Empire and the Bush Theatre, one of the most celebrated new writing theatres, are even closer. Local bus routes run along Uxbridge Road and the A40 is accessible to the north and provides direct access to the M40 Motorway.

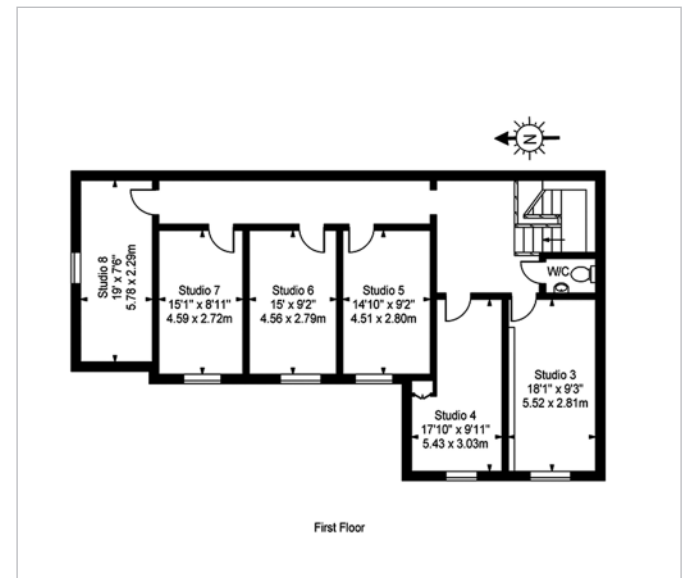
Description

The property comprises an office building arranged over ground and first floors beneath a flat roof. The property benefits from off-street parking to front for approximately 4 cars. The property may afford potential for a variety of alternative uses, including residential redevelopment, subject to all necessary consents being obtained.

Accommodation

Ground Floor – Hall, Two Studio Rooms, Machine Room, Kitchen, Two WC's, Conservatory

First Floor – Six Studio Rooms, Separate WC



Planning

Local Authority: The London Borough of Hammersmith and Fulham.
Tel: 0208 748 3020.

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.allisop.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.

