

## London W14

### Flat 5, 21-23 Netherwood Road, Shepherds Bush W14 0BL



BY ORDER OF THE LONDON BOROUGH  
OF HAMMERSMITH AND FULHAM

#### Tenure

Leasehold. The property is to be held on a new lease for a term of 125 years from 25th March 2014 at an initial ground rent of £10 per annum.

#### Location

The property is located on the north side of Netherwood Road close to its junction with Shepherds Bush Road. Local shops and amenities are available along Shepherds Bush Road with the further and more extensive facilities of the Westfield Shopping Centre being within walking distance to the north. Shepherds Bush Underground Station is within walking distance (Central Line). The open spaces of Shepherds Bush Common are within walking distance and the A4 to the south provides direct access to Central London and M4 Motorway.

## A Leasehold Self-Contained First Floor Flat

#### Description

The property comprises a self-contained flat situated on the first floor of a mid terrace building arranged over lower ground and three upper floors.

#### Accommodation

Reception Room, Two Bedrooms, Kitchen, Bathroom

#### To View

The property will be open for viewing every Wednesday and Saturday before the Auction between 11.45 a.m. – 12.15 p.m. (Ref: UD).

#### Seller's Solicitor

Royal Borough of Kensington and Chelsea  
(Ref: JM). Tel: 0207 361 2185.  
Email: jennifer.muller@rbkc.gov.uk

## Vacant possession

### VACANT – Leasehold Flat



10  
LOT

## London W3

### 53 Perryn Road, Acton W3 7LS

#### BY ORDER OF A FUND

#### Tenure

Freehold.

#### Location

The property is situated on the west side of Perryn Road to the north of its junction with Shaa Road. Local amenities are available along Churchfield Road with more extensive shopping facilities, restaurants and bars being available within the Westfield Shopping Centre, located approximately 1.7 miles to the east. London Overground and Underground services run from East Acton (Central Line), Acton Mainline (Overground) and Acton Central (Overground) Stations located approximately 0.7 miles to the north-east, 0.4 miles to the north-west and 0.2 miles to the south-west respectively. The nearby A40 provides access to the M40 and M25 Motorways.

#### Description

The property comprises a reversionary ground rent investment secured upon a semi-detached

## A Freehold Reversionary Ground Rent Investment secured upon a Semi-Detached House. Reversion in 2025

house arranged over ground and first floors beneath a pitched roof. The property benefits from gardens to the front and rear.

#### Accommodation

The property was not internally inspected by Allsop. Prospective purchasers are deemed to have satisfied themselves as to the exact extent of the accommodation. We understand the property provides:

#### Three Bedroom Accommodation

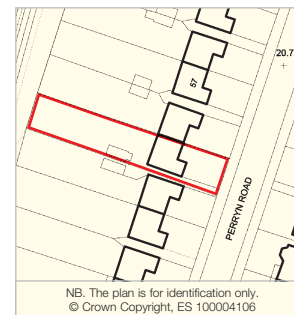
#### Tenancy

The property is subject to a lease for a term of 99 years from 29th September 1926 expiring 28th September 2025 (thus having approximately 11 years unexpired) at a current ground rent of £11 per annum.

#### Seller's Solicitor

Messrs Olswang LLP (Ref: CV).  
Tel: 0207 067 3357.  
Email: caroline.vernon@olswang.com

## Current Rent Reserved £11 per annum Reversion in 2025



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

## INVESTMENT- Freehold Ground Rent



11  
LOT

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.