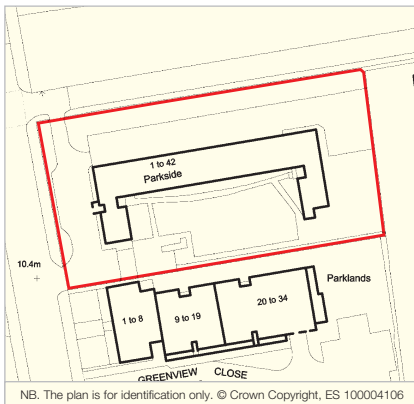


## London W3

### Flats 1-41 'Parkside', East Acton Lane, Acton W3 7LB

- A Freehold Ground Rent Investment Secured upon a Purpose Built Detached Building arranged to provide Forty One Self-Contained Flats
- Site Area Approximately 0.310 Hectares (0.766 Acres)
- Current Rent Reserved  
**£200 per annum**

**BY ORDER OF A FUND**



#### **Seller's Solicitor**

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

#### **INVESTMENT – Freehold Ground Rent**



#### **Tenure**

Freehold.

#### **Location**

The property is situated on the east side of East Acton Lane to the north of its junction with The Vale (A4020). A Tesco Metro store and other local amenities are available along The Vale (A4020). More extensive shopping facilities are available in Chiswick, located approximately 1 mile to the south, and in the Westfield Shopping Centre located approximately 1.5 miles to the east. London Overground and Underground services run from Shepherd's Bush Market Station (Hammersmith & City and Circle Line) and Acton Central (Overground), approximately 1.3 miles to the east and 0.3 miles to the west respectively. Regular Bus services run from The Vale towards Shepherd's Bush (Central Line and Overground). East Acton Lane provides access to the A40 and in turn the M40 and M25 Motorways. The open spaces of Acton Park are also situated nearby.

#### **Description**

The property comprises a ground rent investment secured upon a purpose built detached building arranged over lower ground, raised ground and three upper floors beneath a pitched roof. The property is internally arranged to provide a total of 41 self-contained flats. The property benefits from communal gardens and parking.

#### **Accommodation**

**Site Area Approximately 0.310 Hectares (0.766 Acres)**

#### **Tenancy**

The property is subject to a headlease for a term of 125 years from 1st January 1980 expiring 25th March 2105 (thus having approximately 96 years unexpired) at a current ground rent of £200 per annum (rising).

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](http://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.