

## London W11

### Flat 3, 185 Westbourne Grove, Notting Hill W11 2SB

- A Well Located Leasehold Self-Contained Third Floor Flat

## Vacant Possession

BY ORDER OF RECEIVERS



### To View

The property will be open for viewing every Wednesday and Saturday before the Auction between 1.00 – 1.30 p.m. These are open viewing times with no need to register. (Ref: UD).

### Seller's Solicitor

Goldentree Financial Services  
(Ref: Kate Clough).  
Tel: 01925 846428.  
Email: kate.clough@goldentreefs.co.uk.

### VACANT – Leasehold Flat



### Tenure

Leasehold. The property is held on a lease for a term of 99 years from 24th June 1976 (thus having approximately 60 years unexpired) at a current ground rent of £35 per annum.

### Location

The property is situated on the north side of Westbourne Grove, close to its junction with Ledbury Road. Westbourne Grove provides a variety and diverse mix of shops and amenities with the extensive and world renowned facilities of Portobello Road also being located within walking distance to the west. The property is well served by local bus services and Underground services run from Notting Hill Gate Underground Station (Central, Circle and District Lines) which is located approximately ½ mile to the south. The open green spaces of Holland Park are within close proximity to the south. The nearby A40 provides direct access to the M25 (Orbital) Motorway.

### Description

The property comprises a self-contained third floor flat situated within a mid terrace building arranged over ground and three upper floors.

### Accommodation

Reception Room with Kitchen Area, Two Bedrooms, Shower Room with WC and wash basin

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.alltop.co.uk](http://www.alltop.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.