

# London W6

## Raised Ground Floor Flat (Lot 43) and First & Second Floor Maisonette (Lot 44), 154 Hammersmith Grove, Hammersmith W6 7EF

- A Leasehold Self-Contained Raised Ground Floor Flat (Lot 43) and a Self-Contained First and Second Floor Maisonette (Lot 44)
- Flat and Maisonette both Vacant
- Planning Application submitted for Conversion of Existing Maisonette to form 1 x One Bedroom Flat and 1 x Three Bedroom Flat together with Roof Terrace at Third Floor Level
- Maisonette benefits from Roof Space
- To be offered Individually as Two Separate Lots

## Vacant Possession

### To View

The property will be open for viewing every Wednesday and Saturday before the Auction between 12.45 – 1.30 p.m. These are open viewing times with no need to register. (Ref: UD).

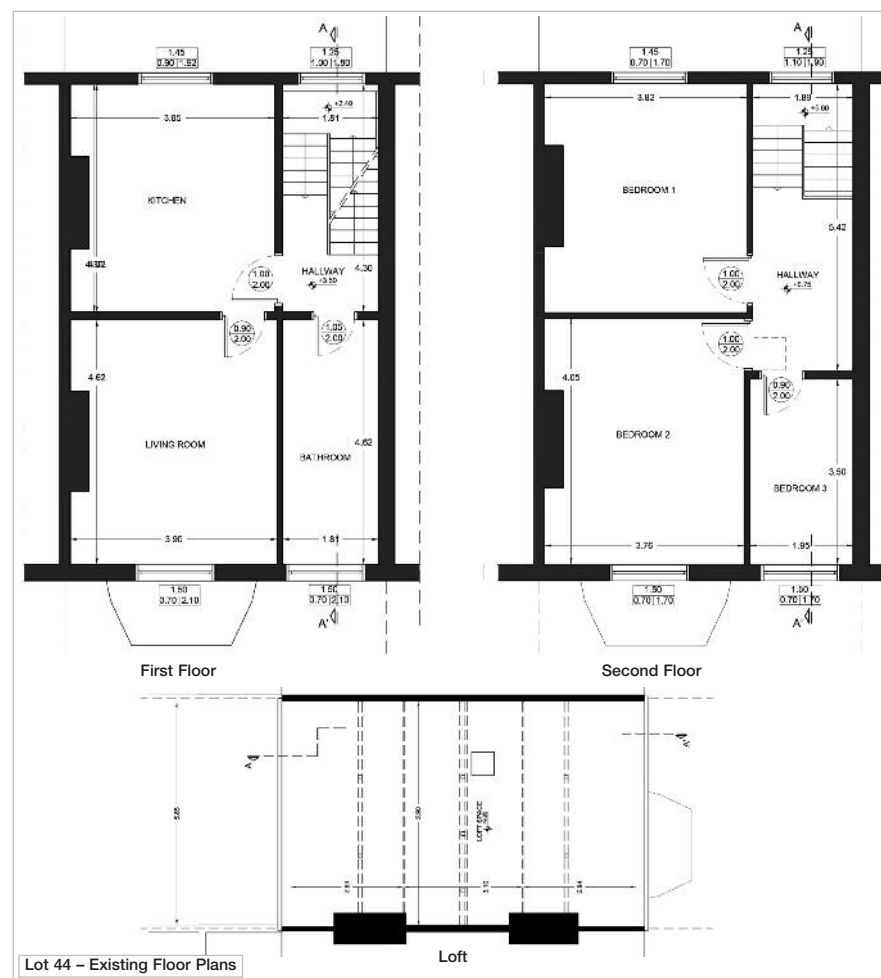
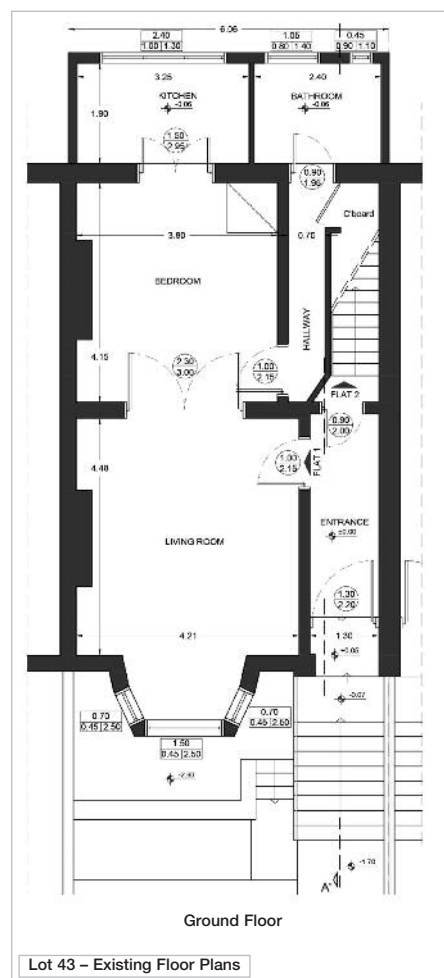
### Joint Auctioneer

Messrs Estate Office (Ref: Daniel Minsky).  
Tel: 0207 266 8500.  
Email: d.minsky@estate-office.com

### Seller's Solicitor

Messrs Ingram Winter Green (Ref: Mr Michael Compton).  
Tel: 0207 845 7400.  
Email: michaelcompton@iwg.co.uk

## VACANT – Leasehold Flat and Maisonette



### Tenure

Leasehold. Each flat will be held on a new 125 year lease from the date of completion. The ground rent of the raised ground floor flat will be £350 per annum and £500 per annum will be payable for the maisonette.

### Location

The property is located on the east side of Hammersmith Grove between its junctions with Richford Street and Trussley Road. Local shops and amenities are available within walking distance at Kings Mall and Broadway Shopping Centres in Hammersmith to the south. The further and more extensive facilities of the Westfield Shopping Centre are accessible to the north-east. Hammersmith Underground Station (Circle, District and Hammersmith & City Lines) is close at hand and the nearby A4 provides direct access to Central London east bound and the M4 Motorway to the west.

### Description

The property comprises a self-contained ground floor flat and a self-contained first and second floor maisonette arranged over lower ground, raised ground and two upper floors.

### Accommodation

A schedule of Accommodation is set out below.

### Planning

Local Planning Authority:  
London Borough of Hammersmith and Fulham.  
Tel: 0845 313 3935.

A planning application was submitted (Application: 2015/05469/Full) dated 19th November 2015 for the erection of a rear roof extension; installation of 2 no. roof lights in the front roof slope; formation of a roof terrace at third floor level to the rear elevation; conversion of the first, second and third floor level to provide 1 x one bedroom and 1 x three bedroom self-contained flats.

Lot	Floor	Accommodation	Floor Areas
43	Raised Ground Floor	Reception Room, Bedroom, Kitchen, Bathroom	GIA Approximately 65.22 sq m (702 sq ft)
44	First and Second Floor Maisonette	First Floor – Reception Room, Kitchen, Bathroom Second Floor – Three Bedrooms Roof Space	GIA Approximately 102.78 sq m (1,106 sq ft)

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.

**LOT 45 WITHDRAWN**



