

London W14

16 Rockley Road, Shepherds Bush W14 0DA

- **A Freehold Semi-Detached Building arranged to provide Seven Self-Contained Flats**
- Five Flats subject to Assured Shorthold Tenancies, Two Flats Vacant
- Total Current Rent Reserved **£74,580 per annum (equivalent) with Two Flats Vacant**

SIX WEEK COMPLETION PERIOD AVAILABLE

View to Rear from Flat 5



To View

Viewings will take place on Monday 8th and Monday 15th December between 10.45 – 11.15 a.m. (Ref: OG). Viewers are required to provide their contact telephone number in advance of their viewing by emailing harriet.mitchell@allsop.co.uk

Seller's Solicitor

Messrs Kostick Hanan Herskovic LLP
(Ref: Mr N Hanan).
Tel: 020 8800 8866.
Email: nhanan@khhlaw.co.uk

INVESTMENT – Freehold Building



Tenure

Freehold.

Location

The property is situated on the west side of Rockley Road to the south of its junction with Minford Gardens and within a short walk of Shepherds Bush Green/Uxbridge Road (A4020) where an extensive range of shops, restaurants and local amenities can be found, including both the Westfield and West 12 Shopping Centres. The further facilities of both Notting Hill and London's West End are also easily accessible to the east with Hammersmith lying to the south. London Underground (Central Line services) and Overground services run from Shepherds Bush Station whilst Shepherds Bush Market Station (Circle and Hammersmith & City Line services) is also situated close by.

Road communications are provided by the nearby A3220 which provides access to both the A4 and A40 trunk roads. The open spaces of Shepherds Bush Common are within easy reach, whilst Hammersmith Hospital, Charing Cross Hospital and the BBC's Media Village are all situated close at hand.

Description

The property comprises a semi-detached building arranged over lower ground, raised ground and two upper floors beneath a pitched roof. The property is internally arranged to provide seven self-contained flats. The property benefits from a fire alarm system and an entry phone system (Flats 1-5).

Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

Flat	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a.
Flat A	Lower Ground	Studio Room with Kitchen area, Shower Room with WC and wash basin. Access to rear patio	Assured Shorthold Tenancy for a term of 6 months from 26th September 2014	£11,440
Flat B	Lower Ground	Reception Room with Kitchen area, through arch to Bedroom, Shower Room with WC and wash basin. Access to rear patio	Assured Shorthold Tenancy for a term of 6 months from 26th September 2014	£13,780
Flat 1	Raised Ground	Studio Room with Kitchen area, Shower Room with WC and wash basin	Assured Shorthold Tenancy for a term of 12 months from 19th November 2014	£12,960
Flat 2	Raised Ground	Reception Room with Kitchen area, through arch to Bedroom, Shower Room with WC and wash basin	Assured Shorthold Tenancy for a term of 12 months from 21st September 2014	£14,040
Flat 3	First	Studio Room with Kitchen area, Shower Room with WC and wash basin	Vacant	–
Flat 4	First	Reception Room with Kitchen area, through arch to Bedroom, Shower Room with WC and wash basin	Vacant	–
Flat 5	Second	Reception Room with Kitchen area, through to Two Bedrooms, Bathroom with WC and wash basin	Assured Shorthold Tenancy for a term of 6 months from 10th October 2014	£22,360

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.

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.