London W6 Flat 2, 7 Lena Gardens. **Hammersmith W6 7PY**

A Leasehold Self-Contained Ground Floor Studio Flat

Tenure

Leasehold. The property is held on a lease for a term of 125 years from 25th December 2006 (thus having approximately 116 years unexpired) at a current ground rent of £250 per annum.

The property is located on the south side of Lena Gardens, close to its junction with Loris Road. Local shops and amenities are available along Shepherds Bush Road, with the further and more extensive facilities of the Westfield Shopping Centre being accessible to the north. Hammersmith Underground Station (Circle, District, Hammersmith & City and Piccadilly Lines) is within walking distance to the south. The open spaces of Brook Green are also within walking distance.

Description

The property comprises a self-contained ground floor studio flat situated within a building

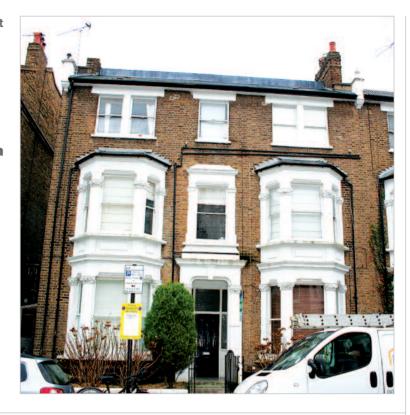
Accommodation

Studio Room with Kitchenette, Separate Shower

To View

The property will be open for viewing every Tuesday between 1.00 - 1.30 p.m. and Saturday before the Auction between 11.15 - 11.45 a.m. These are open viewing times with no need to register. (Ref: UD).

Vacant Possession



VACANT -

arranged over ground and two upper floors.

Seller's Solicitor

Messrs Carpenters Rose (Ref: Mr Mark Rose). Tel: 0208 906 0088. Email: mr@carpentersrose.co.uk

Leasehold Flat



London NW6 259 Harvist Road, **Kensal Rise NW6 6HH**

A Freehold Ground Rent Investment secured upon a Mid Terrace Building internally arranged to provide **Three Self-Contained Flats**

Tenure

Freehold.

Location

The property is located on the south side of Harvist Road, to the east of its junction with Chamberlayne Road. Local shops and amenities are available along Kilburn Lane to the south, and Kensal Green Overground and Underground (Bakerloo Line) Station is within walking distance to the west. Local bus services are readily available and the open spaces of Queens Park are within reach to the east.

Description

The building comprises a ground rent investment secured upon a mid terrace building arranged over ground, first and second floors. Internally, the property is arranged to provide three self-contained flats.

Total Current Rent Reserved £300 per annum

INVESTMENT -Freehold Ground

Flat	Torms of Tenancy	Current Rent Reserved £ p.a.
Ground Floor Flat	Subject to a Lease for a term of 125 years from 29th September 1993 (thus having approximately 102 years unexpired)	£100 p.a.
First Floor Flat	Subject to a Lease for a term of 125 years from 12th June 1997 (thus having approximately 107 years unexpired)	£100 p.a.
Second Floor Flat	Subject to a Lease for a term of 150 years from 24th June 2006 (thus having approximately 140 years unexpired)	£100 p.a.

Seller's Solicitor

Messrs Michael Simkins (Ref: Sal Mamujee). Email: sal.mamujee@simkins.com

