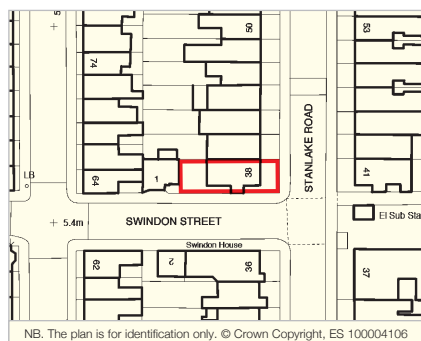


## London W12

### 38 Stanlake Road, Shepherds Bush W12 7HL

- **A Freehold End of Terrace Building**
- Internally arranged to provide Four Self-Contained Flats
- Comprising 1 x Studio, 2 x Two Bedroom and 1 x Three Bedroom Flats
- Each Flat subject to an Assured Shorthold Tenancy
- Total Current Rent Reserved  
**£50,660 per annum (equivalent)**

**IN SAME OWNERSHIP FOR MORE THAN 35 YEARS**



#### To View

The property will be open for viewing on Tuesday 17th and Monday 23rd October between 11.00 a.m. – 12 noon. These are open viewing times with no need to register. (Ref: UD).

#### Seller's Solicitor

Messrs Dollman & Pritchard  
(Ref: Mr Antony Dzimitrowicz).  
Tel: 01883 347823.  
Email: td@dollman.co.uk

#### INVESTMENT – Freehold Building



#### Tenure

Freehold.

#### Location

The property is situated on the west side of Stanlake Road, immediately to the north of its junction with Swindon Street. Local shops and amenities are available along Uxbridge Road to the south, with the further and more extensive facilities of the Westfield Shopping Centre being accessible within walking distance to the east. Wood Lane (Circle and Hammersmith & City Lines) and Shepherds Bush (Central Line) Underground Stations are both within walking distance. The open spaces of Hammersmith Park and Shepherds Bush Common are both close by.

#### Description

The property comprises an end of terrace building arranged over lower ground, raised ground, first and second floors beneath a pitched roof. Externally, there is a garden to the rear. Internally, the property is arranged to provide four self-contained flats.

#### Accommodation and Tenancies

The property was not internally inspected by Allsop. The information set out in the schedule of Accommodation and Tenancies below was provided by the Vendor.

Flat	Accommodation	Terms of Tenancy	Furnished/Unfurnished	Current Rent £ p.a.
Flat 1	Reception Room, Two Bedrooms, Kitchen, Bathroom	Subject to an Assured Shorthold Tenancy for a term commencing 25th March 2017 and expiring 30th September 2017 (holding over)	Unfurnished	£14,300 p.a.
Flat 2	Reception Room, Two Bedrooms, Kitchen, Bathroom	Subject to an Assured Shorthold Tenancy for a term commencing 7th September 2013 (holding over)	Furnished	£13,800 p.a.
Flat 3	Studio Room	Subject to an Assured Shorthold Tenancy for a term commencing 1st April 2012 (holding over)	Furnished	£6,960 p.a.
Flat 4	Reception Room, Three Bedrooms, Kitchen, Bathroom	Subject to an Assured Shorthold Tenancy for a term commencing 10th March 2017 and expiring 30th September 2017 (holding over)	Furnished	£15,600 p.a.

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](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000  
**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.