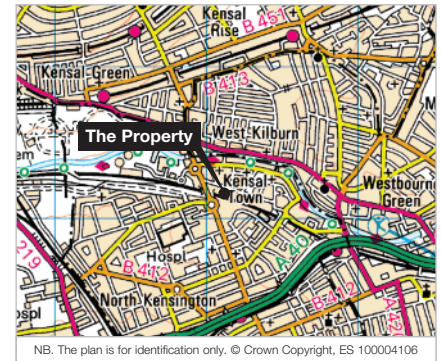


London W10
Flat 3,
71 Southern Row,
Ladbroke Grove
W10 5AL

• **A Leasehold Self-Contained Second Floor Flat**
Vacant Possession

BY ORDER OF A HOUSING ASSOCIATION



To View

The property will be open for viewing every Wednesday before the Auction between 11.30 a.m. – 12 noon. (Ref: UD).

VACANT – Leasehold Flat



Tenure

Leasehold. The property is to be held on a new lease for a term of 125 years from 1st January 2014 at an initial ground rent of £100 per annum.

Location

The property is situated on the south side of Southern Row between its junctions of West Row and Manchester Drive. Local shops are available with a further and more extensive range of shops and bars also being easily accessible along Ladbroke Grove. The nearest Underground stations are Ladbroke Grove and Westbourne Park (Hammersmith & City Line). Road communications are afforded by the A40 (Westway) which is close by to the south and the open spaces of Emslie Horniman Pleasance are also close at hand.

Description

The property comprises a self-contained second floor flat situated within a purpose built block arranged over ground and three upper floors.

Accommodation

Reception Room, Bedroom, Kitchen, Bathroom/WC

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.