



Tenure

Leasehold. The property is held on a lease for a term of 125 years from 25th December 2012 (thus having approximately 123 years unexpired) at a current ground rent of £10 per annum.

Location

The property is situated on the north side of Niton Street close to its junction with Fulham Palace Road. The local amenities of both Fulham Palace Road and Munster Road are readily accessible to the east. The further and more extensive shopping facilities of both Hammersmith and High Street Kensington are also available to the north and north-east respectively. In addition, the diverse mix of shops, boutiques and restaurants of Fulham Road is within easy reach to the south-east. The open green spaces of Bishops Park are within walking distance to the south. The Lillie Road Recreation Grounds are a short walk away. Hammersmith Underground Station (Piccadilly Line) is within close proximity to the north and the nearby A4 provides access to both the M4 and M25 Orbital Motorway.

Description

The property comprises a self-contained ground floor flat situated within a mid terrace building arranged over ground and two upper floors beneath a pitched roof. There is a garden to the rear. The property offers possible potential for reconfiguration and extension subject to all necessary consents.

Accommodation

Reception Room, Two Bedrooms, Kitchen, Bathroom with shower and basin, Separate WC

Planning

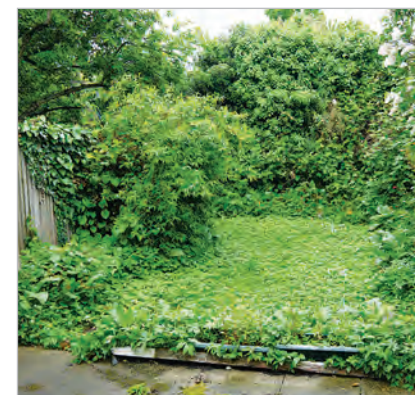
Local Planning Authority: London Borough of Hammersmith & Fulham.
Tel: 020 8748 3020

London SW6

4 Niton Street, Fulham SW6 6NJ

- A Leasehold Self-Contained Ground Floor Flat
- Rear Garden
- Possible Potential for Reconfiguration and Extension subject to all necessary consents

Vacant Possession



To View

The property will be open for viewing every Wednesday between 1.15 – 1.45 p.m. and Saturday 4.00 – 4.30 p.m. (Ref: UD).

Seller's Solicitor

Messrs Barnett Alexander Conway Ingram LLP (Ref: Mr N Ioannou).
Tel: 0208 349 7680.
Email: n. ioannou@bacsolicitors.co.uk

VACANT – Leasehold Flat

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.

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.