

**London W6**  
**278 King Street,**  
**Hammersmith**  
**W6 0SP**

**Tenure**

Leasehold. The property is held on a lease for a term of 125 years from 25th December 2010 (thus having approximately 121 years unexpired) at a current ground rent of £250 per annum.

**Location**

The property is located on King Street close to its junction with Ravenscourt Park. Ravenscourt Park and Stamford Breck Underground Stations (District Line) are within walking distance. Local shops and amenities are available along King Street with the further and more extensive facilities of the Westfield Shopping Centre being available to the north. The open spaces of Ravenscourt Park are within walking distance and the nearby A4 provides direct access to Central London and the M4 Motorway.

**Description**

The property comprises a self-contained maisonette on second and third floors of a mid terrace building.

**A Leasehold Self-Contained Second and Third Floor**  
**Maisonette subject to an Assured Shorthold Tenancy**

**Accommodation**

The property was not internally inspected by Allsop. The following information was provided by the Vendor. We are informed that the property provides:  
**Three Bedroom Accommodation**

**Tenancy**

The property is subject to an Assured Shorthold Tenancy at a rent of £1,946.71 per calendar month.

**To View**

Please email: jimmy.bruce@allsop.co.uk using the subject heading 'Viewing - Lot 79'

NB. We understand the property extends to approximately 98.5 sq m (1,060 sq ft).

**Current Gross Rent**  
**Reserved**  
**£23,360.52 per**  
**annum**  
**(equivalent)**



**Seller's Solicitor**

TLT Solicitors (Ref: Mr N Gordon).  
Tel: 0203 465 4000.  
Email: ngordon@tltsolicitors.com

**INVESTMENT -**  
**Leasehold Flat**



**London SW1**  
**26 Buckingham**  
**Chambers,**  
**Greencoat Place,**  
**Westminster**  
**SW1P 1DU**

**Tenure**

Leasehold. This property is held on a lease for a term of 125 years from 1st January 2006 (thus having approximately 117 years unexpired) at a current rent of £300 per annum.

**Location**

The property is situated on the south side of Greencoat Place. The local amenities of Victoria, Westminster and St James are readily accessible. London Victoria Rail and Underground (Victoria, District and Circle Line services) Station is close by and the nearby A202 provides access to the A4 to the north and Embankment to the south. The open spaces of St James' Park are within close proximity to the north. Green Park and Hyde Park are also within easy reach to the north and north-west respectively.

**Description**

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

**A Leasehold Self-Contained Purpose Built**  
**First Floor Flat**

**Accommodation**

Reception Room, Bedroom, Kitchen, Bathroom, WC

**To View**

The property will be open for viewing every Wednesday and Saturday before the Auction between 1.00 - 1.30 p.m. (Ref: UD).

**Seller's Solicitor**

Warners Solicitors (Ref: B Wass).  
Tel: 01732 770660.  
Email: laura.smith@ramsdens.co.uk

**Vacant**  
**Possession**

**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.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 £750 (including VAT) upon exchange of sale memoranda.