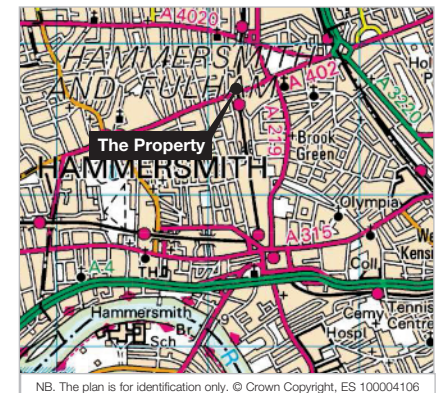


## London W12

### 81A Lime Grove, Shepherd's Bush W12 8EE

- **A Leasehold Self-Contained Purpose Built First Floor Flat**
- Providing Two Bedroom Accommodation
- Gross Internal Area Approximately 71 sq m (764 sq ft)
- Subject to an Assured Shorthold Tenancy
- Current Gross Rent Reserved **£19,500 per annum (equivalent)**



NB. The plan is for identification only. © Crown Copyright, ES 100004106



#### Tenure

Leasehold. The property is held on a lease for a term of 125 years from 25th March 2001 (thus having approximately 111 years unexpired) at a ground rent of £10 per annum.

#### Location

Lime Grove runs between Uxbridge Road to the north and Goldhawk Road to the south, to the west of Shepherd's Bush Common. Underground services run from Shepherd's Bush Market and Goldhawk Road Stations (both Circle and Hammersmith & City Lines). Local shops and amenities are available along both Uxbridge Road and Goldhawk Road and Westfield Shopping Centre is within a mile's drive. Road communications are good with the Westway (A40) to the north and Talgarth Road (A4) to the south serving the M40 and M4 Motorways respectively. The block is situated on the east side of Lime Grove towards its southern end.

#### Description

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

#### Accommodation

Entrance Hall, Reception Room, Two Bedrooms, Kitchen, Bathroom with WC

#### Gross Internal Floor Area Approximately 71 sq m (764 sq ft)

This floor area was provided by the Vendor.

#### Tenancy

The property is let on an Assured Shorthold Tenancy for a term of 12 months from 28th July 2014 at a current rent of £1,625 per calendar month (subject to a six month break clause).

#### To View

The property will be open for viewing every Wednesday and Friday before the Auction between 10.00 – 11.00 a.m. These are open viewing times with no need to register. (Ref: UD).

#### Seller's Solicitor

Messrs Redferns (Ref: Mr S Simmons).  
Tel: 0208 424 7070.  
Email: [ssimmons@redfernssolicitors.co.uk](mailto:ssimmons@redfernssolicitors.co.uk)

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.

#### INVESTMENT – Leasehold Flat