



Tenure

Leasehold. The property is held on a lease for a term of 125 years from 24th June 2006 (thus having approximately 116 years unexpired) at a current ground rent of £400 per annum.

Location

The property is situated on the east side of Ladbrooke Grove at its junction with Oxford Gardens. There is a good range of local shops and amenities within walking distance along Ladbrooke Grove itself. Ladbrooke Grove Underground Station is 0.1 miles south of the property (Circle, District and Hammersmith & City Lines) and road communications are afforded by the A40 (Westway) which is close by. Local bus routes run along Ladbrooke Grove.

Description

The property comprises a leasehold self-contained raised ground floor flat situated within a building arranged over lower ground, raised ground and three upper floors beneath a mansard roof. Externally there is a patio garden to the rear.

Accommodation

Reception Room/Kitchen, Two Bedrooms, Bathroom, Rear Patio Terrace

London W10

170 Ladbrooke Grove, Ladbrooke Grove W10 5LZ

- **A Leasehold Self-Contained
Raised Ground Floor Flat
Vacant Possession**

To View

The property will be open for viewing every Monday and Wednesday before the Auction between 9.30 – 10.00 a.m. These are open viewing times with no need to register. (Ref: OG).

Seller's Solicitor

Porter & Co Solicitors (Ref: IC).
Tel: 0208 643 5111.
Email: ishcheema@portersol.com

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.

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.