



Tenure

Freehold.

Location

Devonport Road is located off Uxbridge Road (A4020), which in turn runs off Shepherd's Bush Green. The property is situated midway along Devonport Road on the east side. Local shops and amenities are available, with Shepherd's Bush Market Underground Station (Circle and Hammersmith & City Lines) and the further shopping facilities of Westfield London and Shepherd's Bush Rail and Underground Station (Central Line) also being within reach. The open spaces of Shepherd's Bush Green are also accessible.

Description

The property comprises a mid terrace building arranged over lower ground, raised ground and two upper floors. Internally, the building is arranged as two self-contained maisonettes. There is a rear garden, together with a separate entrance to the lower ground floor from the front of the property.

Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

Planning

Local Planning Authority: Hammersmith and Fulham Council.
Tel: 0208 748 3020.

The property may afford possible potential for conversion of the garden maisonette into two self-contained flats, subject to obtaining all necessary consents.



London W12

88 Devonport Road, Shepherd's Bush W12 8NU

- A Freehold Mid Terrace Building arranged to provide Two Maisonettes
- Upper Maisonette subject to a Long Lease
- Garden Maisonette Vacant and extending (GIA) to Approximately 119.5 sq m (1,282 sq ft)
- Current Rent Reserved
£250 per annum
from Upper Maisonette with Garden Maisonette Vacant

**EIGHT WEEK COMPLETION
AVAILABLE**



To View

The property will be open for viewing every Tuesday and Saturday before the Auction between 2.00 – 2.30 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Harold Benjamin Solicitors
(Ref: Ray Oshry).
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Email: ray.oshry@haroldbenjamin.com

**VACANT/INVESTMENT – Freehold
Building**

Unit	Floor	Accommodation	Terms of Tenancy	Current Rent Reserved £ p.a.
Lower Maisonette	Lower Ground/Raised Ground Floor Maisonette	Lower Ground Floor – Hallway, Two Bedrooms (one with sink), Bathroom with WC and shower cubicle Raised Ground Floor – Two interconnecting Reception Rooms, Kitchen, Hallway The maisonette extends to approximately 119.5 sq m (1,281.5 sq ft)	Vacant	–
Upper Maisonette	First/Second Floor Maisonette	–	The property is subject to a lease for a term of 125 years from 1st November 2014	£250 p.a.

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 £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.