



All enquiries Ref: Callum Glenn

- Leasehold top floor two bedroom flat
- Full vacant possession

Location:

The property is situated on Hammersmith Grove. Transport options include Hammersmith or Goldhawk Road London Underground stations (offering District, Piccadilly, Circle or Hammersmith and City Line options) or road links via the A4/M4, A40 and A316. Amenities can be found within the local area providing a comprehensive range of shops, bars and restaurants. Recreational facilities can be found within Ravenscourt Park.

Accommodation:

Entrance hall, two bedrooms, reception room/kitchen, bathroom/WC

EPC Rating: E

Council Tax Band: D

Lease:

Sold on a newly extended lease for a term of 999 years at a fixed ground rent of £100 per annum.

Service Charge:

The Service Charge budget for 2024/2025 is £840.48 including insurance.

To view:

Strictly by prior arrangement with the auctioneers. Please see important advice for viewers on page 19 of this catalogue.

