

Lot 27

117B Cambridge Gardens, Notting Hill,
London, W10 6JA

By order of a Major
Housing Association



All enquiries Ref: James Paterson



- Long leasehold ground floor self-contained flat requiring modernisation
- Full vacant possession

Location:

The property is situated on Cambridge Gardens between its junctions with St Marks Road and Bramley Road. Public transport links include a choice of Ladbroke Road (Circle line and Hammersmith & City Line) and Holland Park (Central Line) underground stations together a network of local bus services serving the surrounding vicinity. Road links include the A40 and A4. Shopping amenities can be found locally within Notting Hill with an extensive range of shops, bars and restaurants being found in Westfields Shopping Centre to the west and Oxford Street to the east. Recreational pursuits can be found locally at the open spaces of Maxilla Gardens, Avondale Park and Holland Park.

Description:

Long leasehold ground floor self-contained flat requiring modernisation.

Accommodation:

Ground floor: One bedroom, open plan reception room/kitchen, shower room/ WC, entrance hall
Outside: Garden

Gross Internal Area GIA:

approximately 51 sq m (553 sq ft)

EPC rating: D

Council Tax Band: E

Lease:

Sold with the benefit of a new long lease for a term of 125 years from completion at a peppercorn ground rent – please refer to the legal documentation on our website for further information.

To view:

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

