

LOT
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By Order of Fixed Charge Receivers

25 St Mary's Court, Stamford Brook
Road, London W6 0XP

Guide Price £480,000*

**SPLIT LEVEL TWO/THREE BEDROOM FLAT
IDEAL FOR INVESTMENT**



The property comprises a two/three bedroom split level flat occupying the third and fourth floors and forming part of a church that has been converted into apartments. The property is in a private residential area within a easy reach of most amenities including local shopping, schooling, leisure and transport facilities. Turnham Green, Ravenscourt Park and Goldhawk Road Stations are all within walking distance and Hammersmith Broadway with its abundance of shops and underground station is also nearby. Chiswick is also easily accessible. Good road links include the A4 and M4. The flat is presented in reasonable order throughout and is sold with the benefit of vacant possession. There is a residents parking area to the rear of the block and the flat includes gas central heating and double glazing although it is in need of some updating. The block has a security entry phone system and an internal lift. We are also advised that the seller shall serve the Section 42 Notice to be assigned to the buyer for a lease extension.

ACCOMMODATION

Open Plan Hall, Kitchen and Reception, Bedroom, Bathroom, Second Floor Landing Two Bedrooms (one en-suite), Loft Storage Space, Residents Parking and Communal Grounds.

TENURE

Leasehold – 99 years less 3 days from 24 June 1985, thus approximately 65 years unexpired. **Please note that the seller shall serve the Section 42 notice to be assigned to the buyer.**

LOCAL AUTHORITY & TAX RATING

London Borough of Hammersmith & Fulham 0208 748 3020
Council Tax Band E

VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN