

Lot 5

BY ORDER OF A MAJOR PROPERTY COMPANY
5 Batoum Gardens, Hammersmith,
London W6 7QB

GUIDE PRICE: £1,300,000



SPACIOUS TERRACED DWELLING WITH PLANNING GRANTED FOR CONVERSION INTO FOUR FLATS

This spacious terraced house with accommodation over four floors has been granted planning permission under reference 2008/00086/FUL for the conversion into four two bedroom flats that includes the loft space. The property currently is in need of a fair amount of refurbishment and updating and is sold with part vacant possession with the exception of the basement and first floor flats that are both let to Stadium Housing association at a rent of £13,260 pa each until 12/07/09 and 02/08/09 respectively. Further details of the planning and drawings are available for inspection at the offices of the Auctioneers. Batoum Gardens is a tree lined road off the A219 Shepherds Bush Road within close proximity of Shepherds Bush, Hammersmith and Goldhawk Road.

ACCOMMODATION

Lower ground floor: 2 bedrooms, reception room, kitchen, bathroom/WC. Ground floor: 2 bedrooms, reception room, kitchen. First floor: 2 bedrooms, reception room with kitchen, bathroom/WC, cloakroom. Second floor: 2 bedrooms, reception room with kitchen, bathroom/WC. Outside front and rear gardens.

TENURE

Freehold.

LOCAL AUTHORITY & TAX RATING

London Borough of Hammersmith & Fulham 020 8748 3020
Council Tax Bands: Flat A is Band E, the other three flats are Band D.

VENDORS SOLICITORS

Cartwright Cunningham Haselgrove
282/284 Hoe Street, London E17 9PL
020 8520 1021

VIEWING TIMES

13/08/08 at 12pm
19/08/08 at 12pm
15/08/08 at 12pm
21/08/08 at 12pm

STARTING BID

NOTES

FINAL BID

SOLD ■

UNSOLD ■

SOLD PRIOR ■

WITHDRAWN ■