

## Lot 3

56 Melville Court, Goldhawk  
Road, Shepherds Bush W12 9NY  
**GUIDE PRICE: £190,000\***



### TOP FLOOR PURPOSE-BUILT STUDIO FLAT

This purpose-built studio flat of about 330 sq ft (30.67 sq m) is found on the fifth (top) floor of this imposing period building situated on the north side of Goldhawk Road with the communal entrance on Cathnor Road within this popular location close to the open spaces of Cathnor Park and Ravenscourt Park. Goldhawk Road offers a range of local facilities, with Westfield Centre, shepherds Bush and Hammersmith providing a wider choice of shopping and recreational amenities. Local bus routes are immediately available with access to the Underground from Goldhawk Road and Ravenscourt Park stations. The property is offered with full vacant possession and will be interest to investment purchasers and owner occupiers.

#### ACCOMMODATION

Entrance hall, Studio room, Kitchen, Bathroom/WC

#### TENURE

Leasehold with approximately 57 years unexpired. The owner will serve a Section 42 notice to extend the lease for the benefit of the purchaser following exchange if the purchaser wishes. Please refer to the Special Conditions of Sale.

#### LOCAL AUTHORITY & TAX RATING

London Borough of Hammersmith & Fulham. Tel: 020 8748 3020

Council Tax Band: B

#### VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN