

# Lot 51

By Order of the Executors

## 21 South Black Lion Lane, Hammersmith, London W6 9TJ GUIDE PRICE: £300,000



### END TERRACED THREE BEDROOM HOUSE ON SPACIOUS PLOT WITH DEVELOPMENT POTENTIAL (STP)

This corner-sited older style property is in need of a great deal of updating and refurbishment throughout and we would point out that there appears to be some historic movement. The property occupies a large corner plot and there may be room for further development to the site subject to obtaining any necessary planning consent that may be required. The property is sold with the benefit of full vacant possession and will be of interest to investors, developers and owner/occupiers. South Black Line Lane is situated directly off the A4 and is a short walk from the picturesque settings of the towpath alongside the River Thames.

#### ACCOMMODATION

Entrance hall, living 13' x 12'6", dining room 12'6" x 10'6", kitchen/diner 11'1" x 9', cloakroom and wash hand basin area, first floor landing bedroom one 13'9" x 12'7", bedroom two 12'9" x 9'8" (with shower), bedroom three 12'1" x 9'10", rear garden approx 50' in depth and spacious area to the side of the property with potential space for development (STP).

**TENURE** Freehold

#### LOCAL AUTHORITY & TAX RATING

London Borough of Hammersmith & Fulham 020 8748 3020  
Council Tax Band: G

#### VENDORS SOLICITORS

Hubbard, Pegman & Whitney, 7 King Street Cloisters, King Street  
Hammersmith, London W6 0GY. Tel: 020 8735 9770

#### VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN