

Lot 9

By Order of the Executors

35 Biscay Road, Hammersmith,
London W6 8JW

GUIDE PRICE: £750,000



**TERRACED DWELLING IN PRIME LOCATION
ARRANGED AS TWO FLATS**

This terraced dwelling is arranged as a pair of one bedroom flats and our records indicate that planning was granted for this conversion in 1982. The property is situated in a prime residential road off the Fulham Palace Road within 1 mile of Hammersmith Town Centre with its multiple shopping facilities, bus connections and stations. The first floor flat is double glazed and both flats benefit from gas-fired central heating although the property is in need of a certain amount of updating and modernisation throughout, particularly the ground floor. The ground floor flat is offered with vacant possession and the first floor is occupied on an Assured Shorthold Tenancy at a rent of £780 pcm (£9,360 pa). The property will be sold with the benefit of the on-going income from the first floor for which the tenant is holding over on the original terms of the agreement.

ACCOMMODATION

Ground floor flat consisting of living room, inner hallway, kitchen, bathroom, double bedroom, cellar
First floor flat consisting of landing, living room, kitchen/diner, bathroom, bedroom.
There are small gardens to the front and rear.

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Hammersmith & Fulham 020 8748
3020
Council Tax Band: D for both flats

VIEWING TIMES

Weds 2/7, Weds 9/7, Weds 16/7 - all at 12.30pm
Viewing sessions will be for the Ground Floor flat only.

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN