

LOT
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By Order of a Major Housing Association

Flat C, 12 Minford Gardens, London W14 0AN

Guide Price £325,000*

FIRST FLOOR ONE BEDROOM CONVERSION FLAT IN EXCELLENT LOCATION



The property is located in a tree lined road to the south of Shepherds Bush Green with its numerous bus connections and various stations. London Westfield shopping centre is within one mile with its multiple shopping facilities, bars, rest and cinema complex. Good road links serve the area including the A40 Western Avenue that connects to Central London, the M40 and the M25 London orbital motorway. The property is a first floor conversion flat forming part of a four storey terraced dwelling. The flat consists of one bedroom accommodation with lounge, kitchen and bathroom. The flat has gas fired central heating and is generally well presented throughout although it would still benefit from further improvement works. The flat is sold with vacant possession and will be of interest to investment buyers and owner occupiers.

ACCOMMODATION

Landing, Lounge, Kitchen, Bathroom, Bedroom.

TENURE

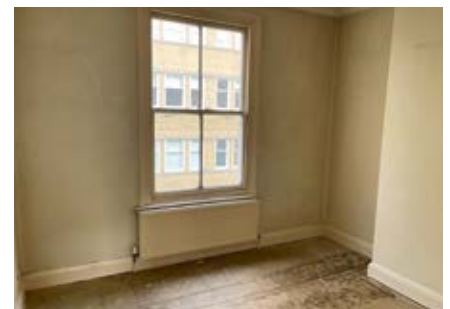
Leasehold. A new 125 year lease will be granted on completion.

LOCAL AUTHORITY & TAX RATING

London Borough of Hammersmith and Fulham
Council Tax Band C
EPC Band C

VIEWING TIMES

Friday 14th October @ 11.30am–12 noon
Wednesday 19th October @10.30–11am
Saturday 22nd October @ 10.30–11am



TOTAL FLOOR AREA: 302 sq.ft. (28 sq.m.) approx.
*Guide Price is an indication of value only and does not constitute an offer or a contract. The actual price may vary depending on the market conditions at the time of sale. The price is subject to a successful sale of the property. The price is also subject to the availability of the property. The price is also subject to the availability of the property. The price is also subject to the availability of the property.

STARTING BID

FINAL BID

NOTES

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