

**LOT
9****By Order of a Major Housing Association****8a Gledstanes Road, West Kensington, London W14 9HU****Guide Price £385,000*****ONE BEDROOM BASEMENT FLAT IN NEED OF COMPLETE UPDATING AND MODERNISATION**

The property is located in a popular residential location within walking distance of West Kensington and Barons Court Underground stations. The nearby A4 offers easy access into central London and out to the M4 and London Heathrow airport. The area is well served by shops, bus routes, cafes and bars. This is a central location in which to reside and is very popular. Hammersmith town centre is within two miles with its major shopping facilities and underground station. The property is a basement one bedroom flat with its own private entrance and a small garden to rear. The flat benefits from gas fired central heating although it is in need of complete updating and modernisation throughout. There is a large storage area off the hallway. The property is sold with vacant possession and will be of interest to investment buyers and owner occupiers.

ACCOMMODATION

Own Private Entrance, Lounge, Kitchen, Bathroom, Bedroom, Garden.

TENURE

A new 125 year lease will be granted on completion.

LOCAL AUTHORITY & TAX RATING

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

VIEWING TIMES

Friday 14th October @ 12.30-1pm
Wednesday 19th October @ 11.30-12 noon
Saturday 22nd October @ 11.30-12 noon

**STARTING BID****FINAL BID****NOTES** SOLD UNSOLD SOLD PRIOR WITHDRAWN