

Lot 2

**Flat C, 3 Cathnor Road, Shepherds Bush,
London, W12 9JD**

**By order of a major
housing association**



All enquiries Ref: Brian Grante

- Long leasehold first floor flat requiring updating
- Full vacant possession

Location:

The property is situated on Cathnor Road, between the Uxbridge Road and Goldhawk Road in this popular residential part of Shepherds Bush. Shopping amenities are available locally along Goldhawk Road and Uxbridge Road, while Shepherd's Bush benefits from a regeneration scheme including new shops and several property developments. For example, the recent transformation of BBC TV centre into residential flats, offices, restaurants and bars and the opening of Soho House Members Club. This period property is located close to Brackenbury Village and Ravenscourt Park with excellent transport links including Goldhawk Road London Underground Station (Circle, Hammersmith and City lines), Stamford Brook (District Line), Shepherd's Bush London Underground Station (Central Line) and Overground. Road communications include the A40 and A4, both providing access to Central London to the east and the M25 Motorway to the west. Recreational pursuits can be found at Westfield Shopping Centre, and numerous bars and restaurants locally.

Accommodation (approx. 47m² / 504 sq ft):

One bedroom, reception room, kitchen, bathroom/WC

EPC rating: D

Council Tax Band: D

Lease:

To be sold on a new 125 year lease at a peppercorn ground rent

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

