



## Melville Court, Goldhawk Road, W12

£325,000 Leasehold

A two bedroom flat on the first floor of this popular purpose built block in Shepherds Bush.

BEING SOLD BY MODERN METHOD OF AUCTION.

Reception Room | Kitchen | 2 Bedrooms | Bathroom | Balcony | 538 Sq Ft / 50 Sq M | Council Tax Band C  
| EPC Rating Band C

**Winkworth**



### LOCATION

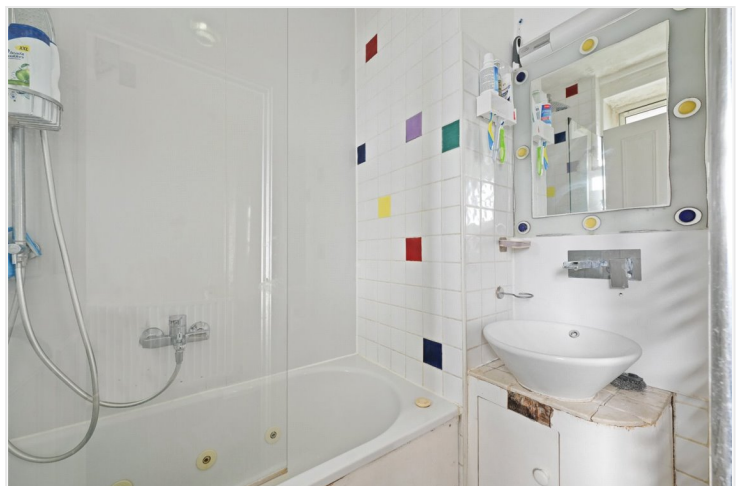
The location is ideal for the various amenities on offer in the area including numerous superb pubs and restaurants, whilst Westfield London and the former TV Centre with White City House are only moments away. Transport links include stations at Goldhawk Road (Hammersmith & City and Circle Underground lines) and Shepherds Bush (Central Underground line and London Overground lines)

### DESCRIPTION

Offered in reasonable condition throughout, the flat comprises entrance hall, two double bedrooms, kitchen, bathroom and reception room with balcony.



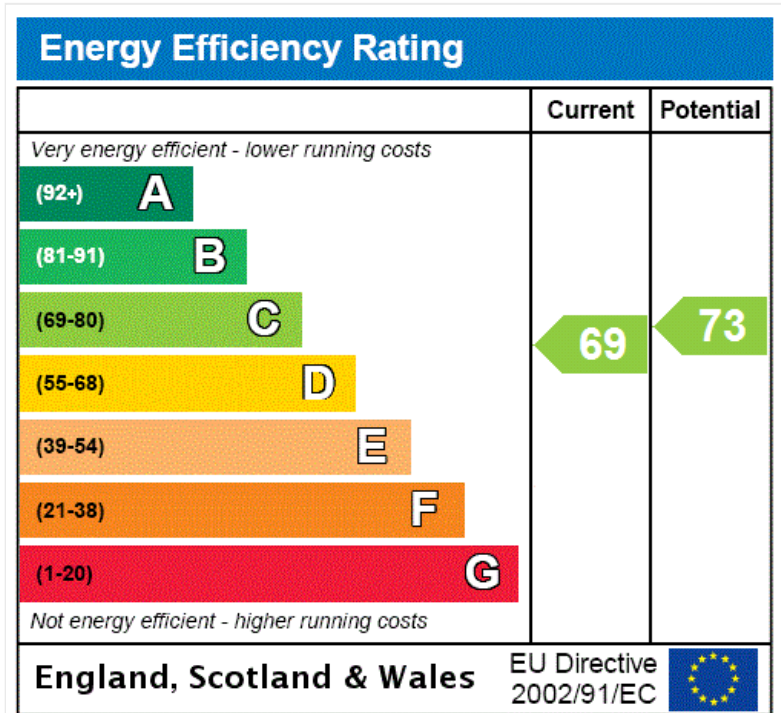
Please note this property is being sold by Modern Method of Auction; please contact us for further details.



Lease:- 125 years from 25 December 1972

Service Charge:- c. £4,500 p.a. which covers maintenance, communal electricity, repairs, buildings insurance, hot water and a contribution of c.£1,100 to the reserve fund

Ground Rent:- £120 p.a.



**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Leasehold 72 years 9 months.

**PRICE: £325,000 Leasehold**

**Auctioneers Comments:**

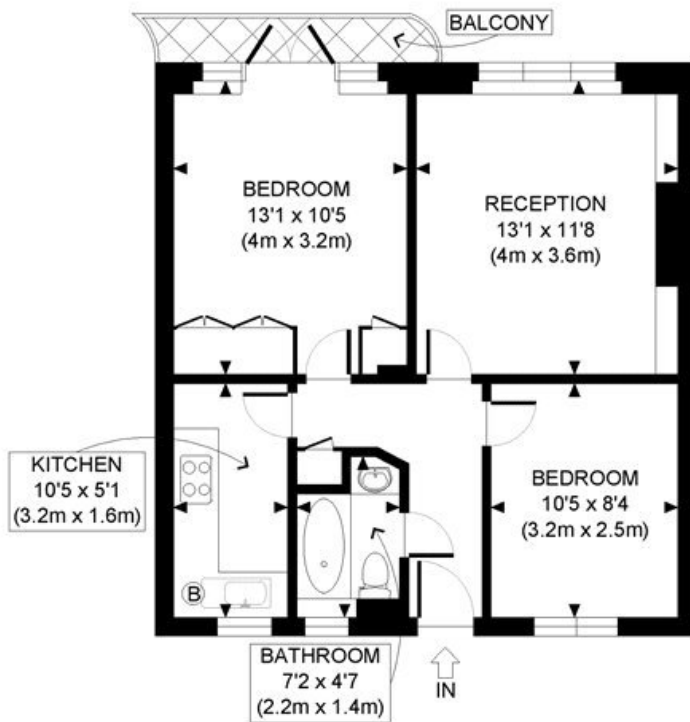
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 538 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 538 SQ FT/ 50 SQM

**Winkworth**

MELVILLE COURT, W12

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

**PROPERTY PHOTO PLANS**  
THE TOP END OF PROPERTY MARKETING

The displayed square footage is taken from the floor plans with measurements created using the Royal Institute of Chartered Surveyors' Code of Practice for Measuring. These measurements are approximate and included for illustrative purposes only. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements.

Shepherds Bush | 020 8735 3266 | shepherdsbush@winkworth.co.uk

**Winkworth**

for every step...

Under the Property Misdescriptions Act 1991, these Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.