

# LOT R240730 173 - London

Residential Auction - 30th July 2024

allsop



## VACANT - Long Leasehold Roof Space with Planning

Roof Surface, Melville Court, Goldhawk Road, London, W12 9NY

## LOT R240730 173 - London VACANT - Long Leasehold Roof Space with Planning

Roof Surface, Melville Court, Goldhawk Road, London, W12 9NY

GUIDE PRICE \*

**£550,000+**

Residential - 30th July 2024

Live Stream

### Key Features

- **Planning permission for the erection of an additional floor at roof level and the creation of 3 self-contained Flats**
- **Once developed, the property will provide Two x 2 Bedroom Flats and One x 3 Bedroom Flats**
- Total GIA of Consented Flats approximately 244 sq m (2,626 sq ft)
- Central Line underground services are available from Shepherds Bush station
- Extensive shops and amenities including Westfield Shopping Centre are available nearby
- The open spaces of Shepherds Bush Green and Ravenscourt Park are within easy reach

### Vacant Possession

#### By Order of

Receivers Alexander Lawson Surveyors

#### Tenure

Long Leasehold. Held on a lease for a term of 999 years from 24th June 2003 at a peppercorn ground rent



### Location

- 📍 The property is situated on the north side of Goldhawk Road (A402), at its junction with Cathnor Road
- 🛍 Extensive shops and amenities including Westfield Shopping Centre are available nearby
- 🚉 Shepherds Bush rail station provides services to Clapham Junction, East Croydon and Stratford stations
- 🚆 Central Line underground services are available from Shepherds Bush station
- 🗺 The A3220 (West Cross Route) is located to the east and the A40 (Westway) is to the north
- 🌳 The open spaces of Shepherds Bush Green and Ravenscourt Park are within easy reach



Planning

- Local Authority: London Borough Of Hammersmith And Fulham  
Website: [www.lbhf.gov.uk](http://www.lbhf.gov.uk)

The property is offered with planning consent for the 'erection of an additional floor at roof level in connection with the creation of 2 x 2 bedroom and 1 x 3-bedroom self-contained flats; extension of existing lift shaft, including installation of new fire rated lift, and installation of a new window at 6th floor level to the western elevation; erection of balustrades to eastern and western elevations at 6th floor level and erection of replacement Report and Valuation for: chimney stacks'.  
Reference - 2019/01767/FUL  
Date Granted - 15th December 2022

Please see the below schedule for details of the proposed accommodation that will be provided.

Allsop

Stuart Gayer.  
Tel: 0207 344 2626  
Email: [stuart.gayer@allsop.co.uk](mailto:stuart.gayer@allsop.co.uk)

Sellers Solicitor

Paul Spence.  
Hill Dickinson  
Tel: 07718 539488  
Email: [paul.spence@hildickinson.com](mailto:paul.spence@hildickinson.com)

Flat	Accommodation	Approx GIA	
1	Reception/Kitchen/Dining Room, Bedroom with ensuite Shower Room, Two further Bedrooms, Family Bathroom	101 sq m	1,087 sq ft
2	Reception/Kitchen/Dining Room, Two Bedrooms, Bathroom	70 sq m	753 sq ft
3	Reception/Kitchen/Dining Room, Two Bedrooms, Bathroom	73 sq m	786 sq ft
Total		244 sq m	2,626 sq ft

Featured 1



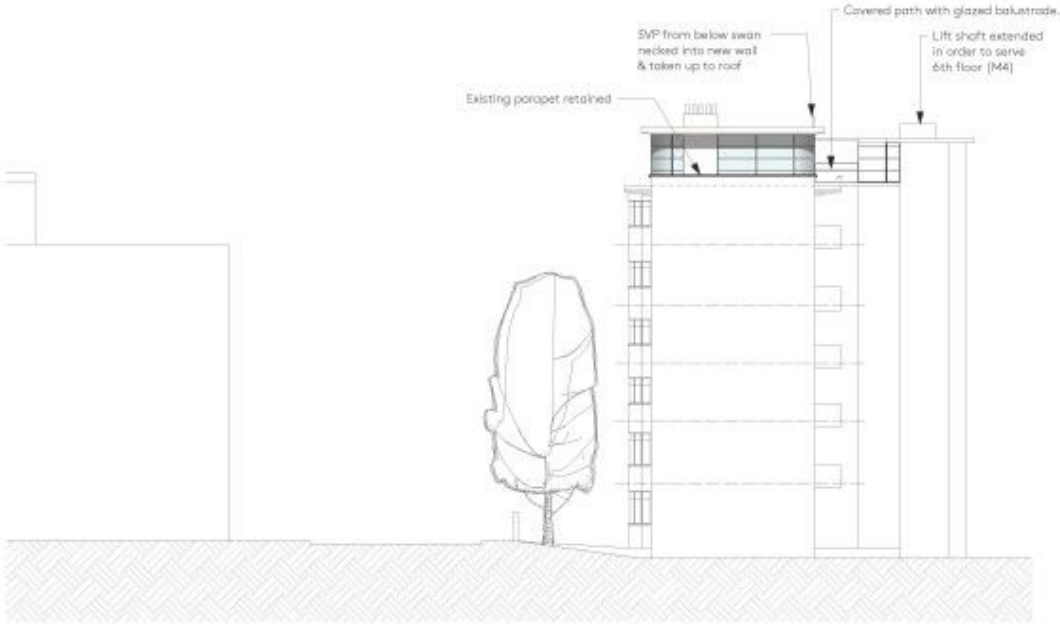


## Featured 2





Floorplan 1





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1:200

Project: **Melville Court, Goldhawk Road**

Client: **Nasser Alanizy**

Created: **TL**

Date: **Jan-18**

Current Stage: **Planning**

Drawn: **TL**

Date: **Jan-18**

Current Stage: **Planning**

Day 188

**Proposed North Elevation**

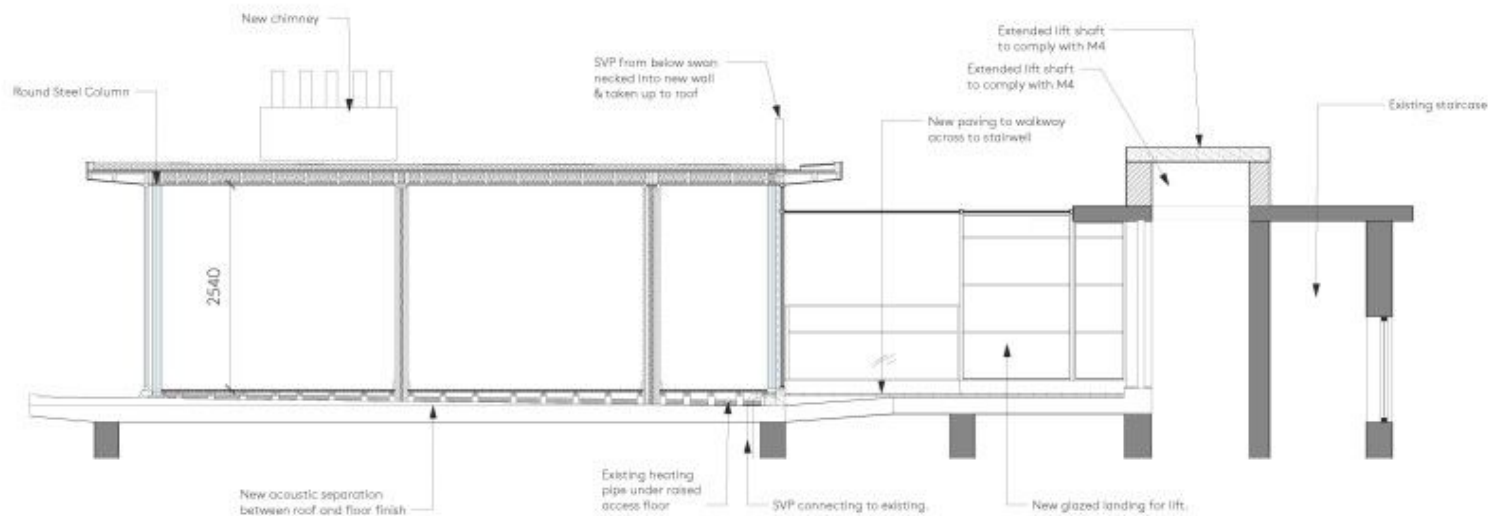
Scale: **1:200 at A3**

Draw No: **182 - 142**

Rev: **Rev**

Rev	Drawn	Check	Date	Comments

Floorplan 2



A

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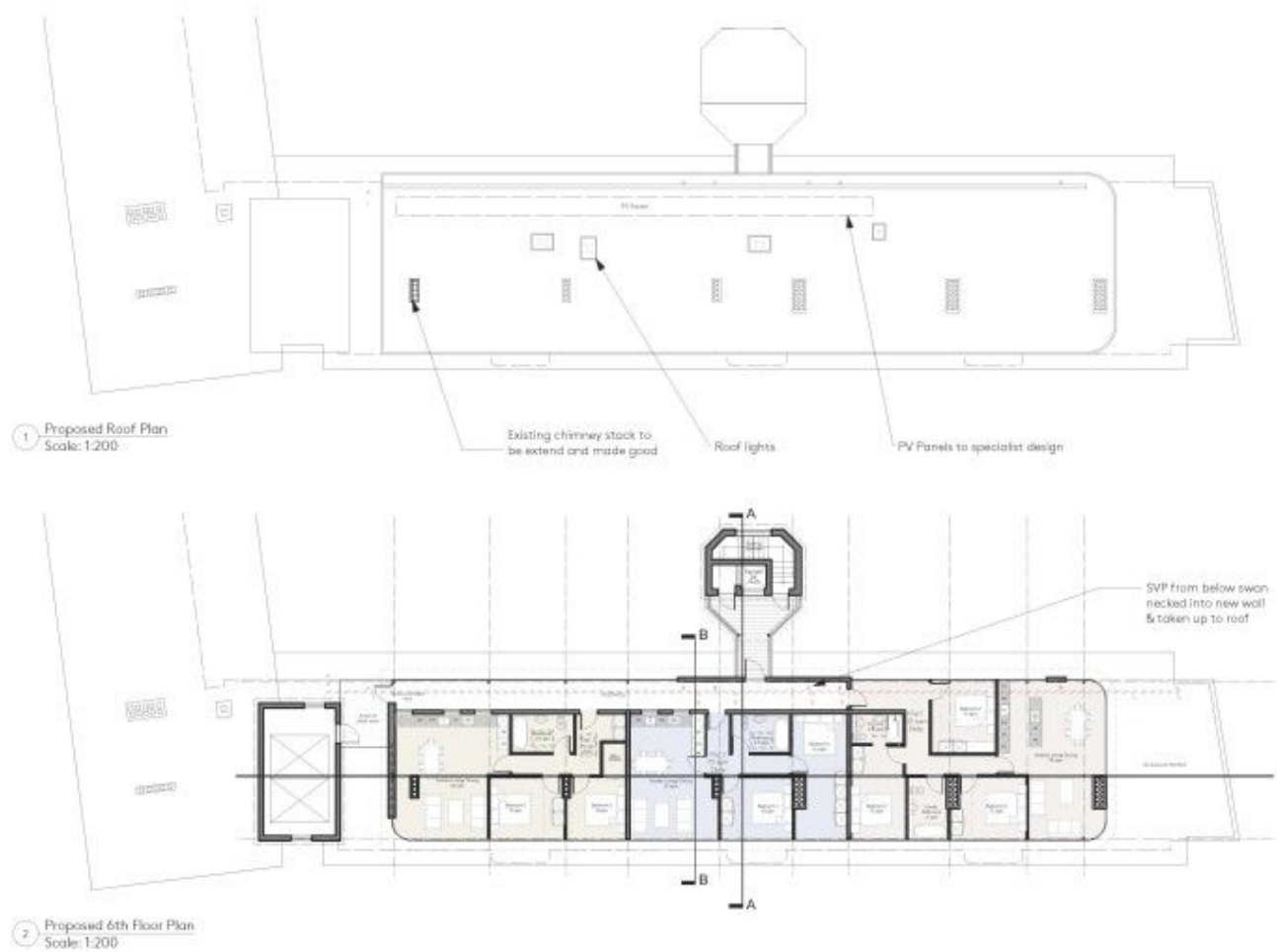


Project	Melville Court, Goldhawk Road	
Client	Nasser Alanizy	
Created		
Drawn	TL	
Date	Sep-17	
Current Stage	Planning	

Drawn	Proposed Section A-A	
Scale	1:50 at A3	Drawn No.
		182 - 131
Rev	Drawn	Check
		Consent



Floorplan 3



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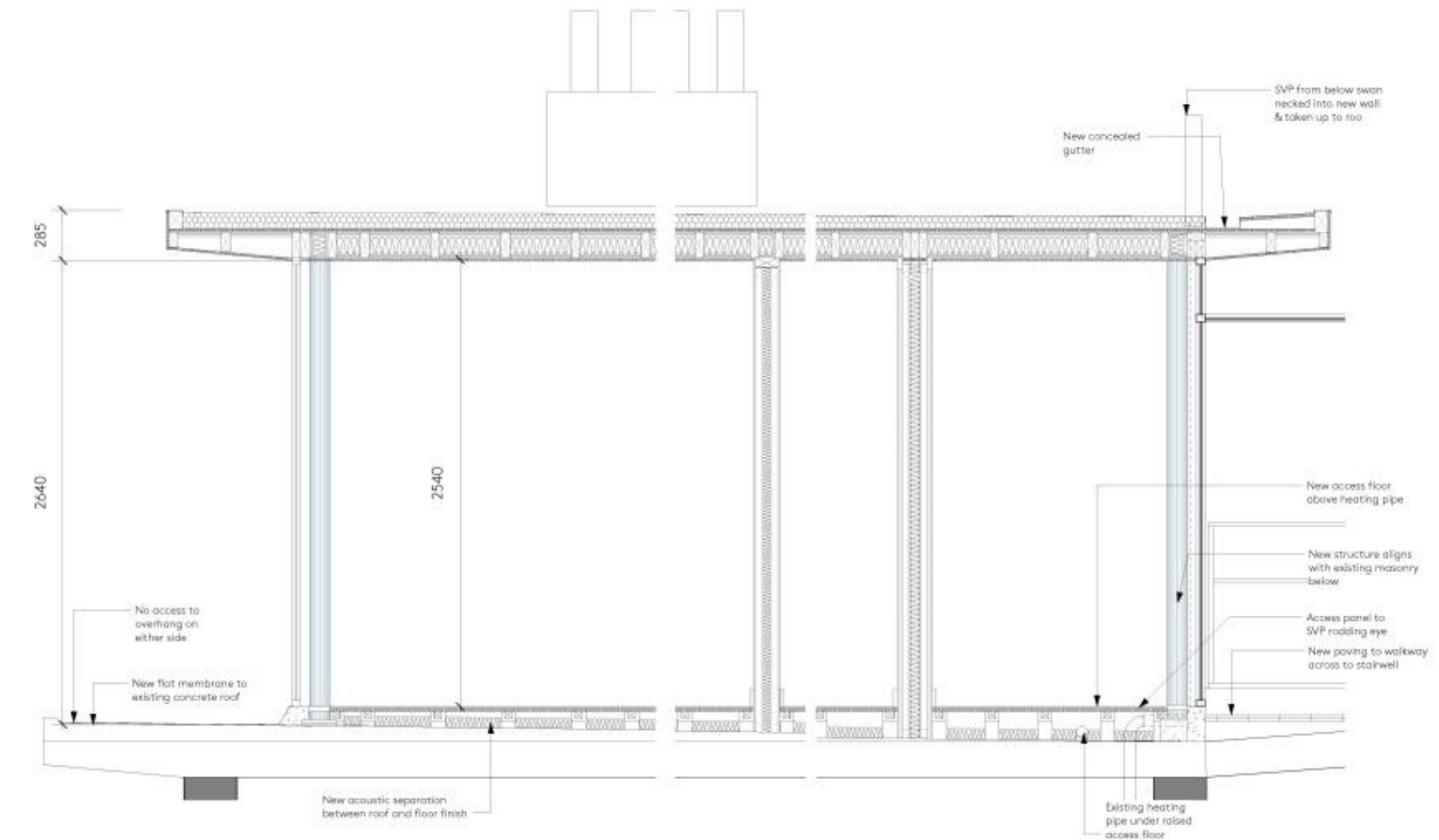
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Project	Melville Court, Goldhawk Road
Client	Nasser Alanizy
Created	
Drawn	TL
Date	Jan-19
Current Stage	Planning

Drawn	Proposed Plans
Scale	1:200 at A3
Drawn No.	182 - 100
Rev	
Drawn	
Check	
Date	
Comment	

Floorplan 4





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Project: **Melville Court, Goldhawk Road**  
Client: **Nasser Alanizy**  
Created: **TL**  
Date: **Sep-17**  
Current Stage: **Planning**

Day 188  
**Proposed Section B-B**  
Scale: **1:50 at A3**  
Dwg No: **182 - 132**  
Rev: **1**

Rev	Drawn	Check	Date	Comments
1				

Floorplan 5



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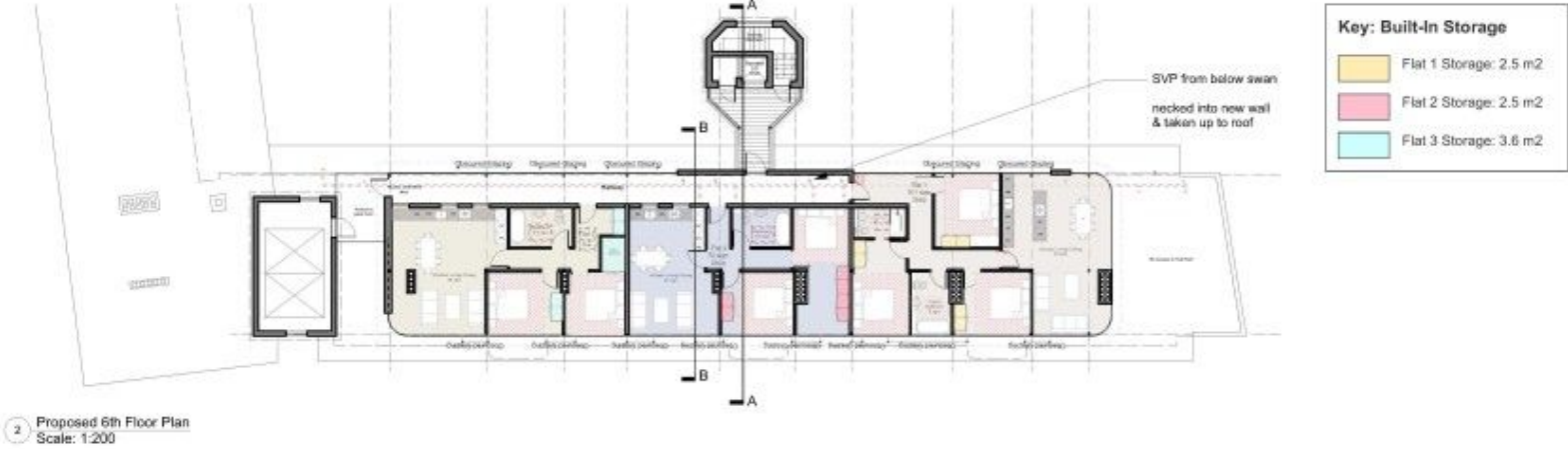
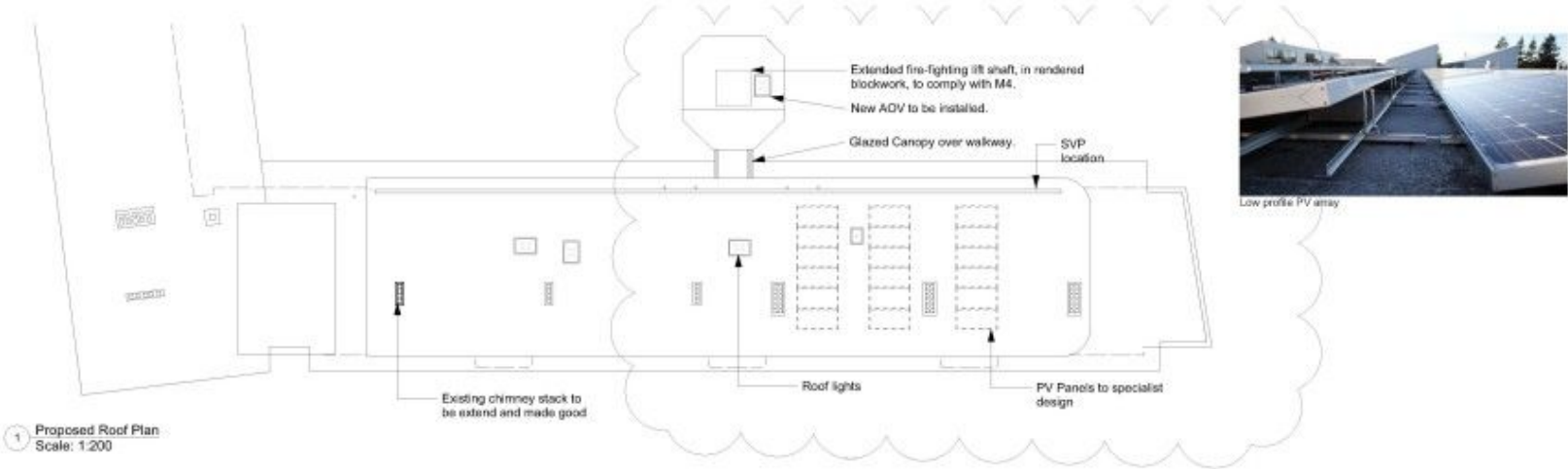


Project	Melville Court, Goldhawk Road	
Client	Nasser Alanizy	
Created	Date	Current Stage
Drawn	Jan-19	Planning

Day 185	Proposed Apartment Plans	
Scale	1:100 at A3	Dwg No.
		182 - 103
Rev	Drawn	Check
		Consent



Floorplan 6





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**Project:** Melville Court, Goldhawk Road  
**Client:** Nasser Alanizy  
**Created:** TL  
**Date:** Jan-19  
**Current Stage:** Planning

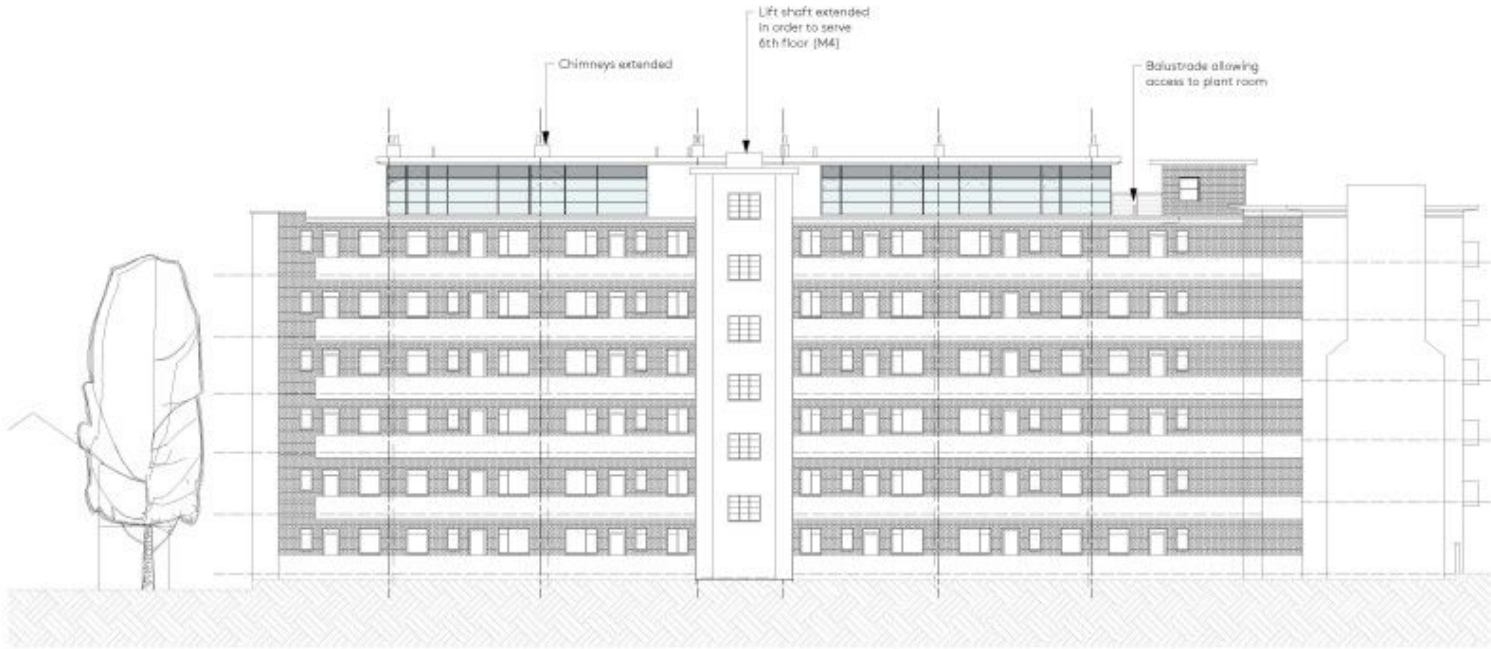
**Proposed Plans**  
Scale: 1:200 at A3  
Dwg No: **182 - 100**  
Plan: B

Rev	Drawn	Check	Date	Comments
1	TL	AL	11/10/19	Complete floor plan and sections and details and landscaping plan.
2	TL	AL	11/10/19	Complete floor plan and sections and details and landscaping plan.
3	TL	AL	11/10/19	Complete floor plan and sections and details and landscaping plan.

Floorplan 7



Floorplan 8



A

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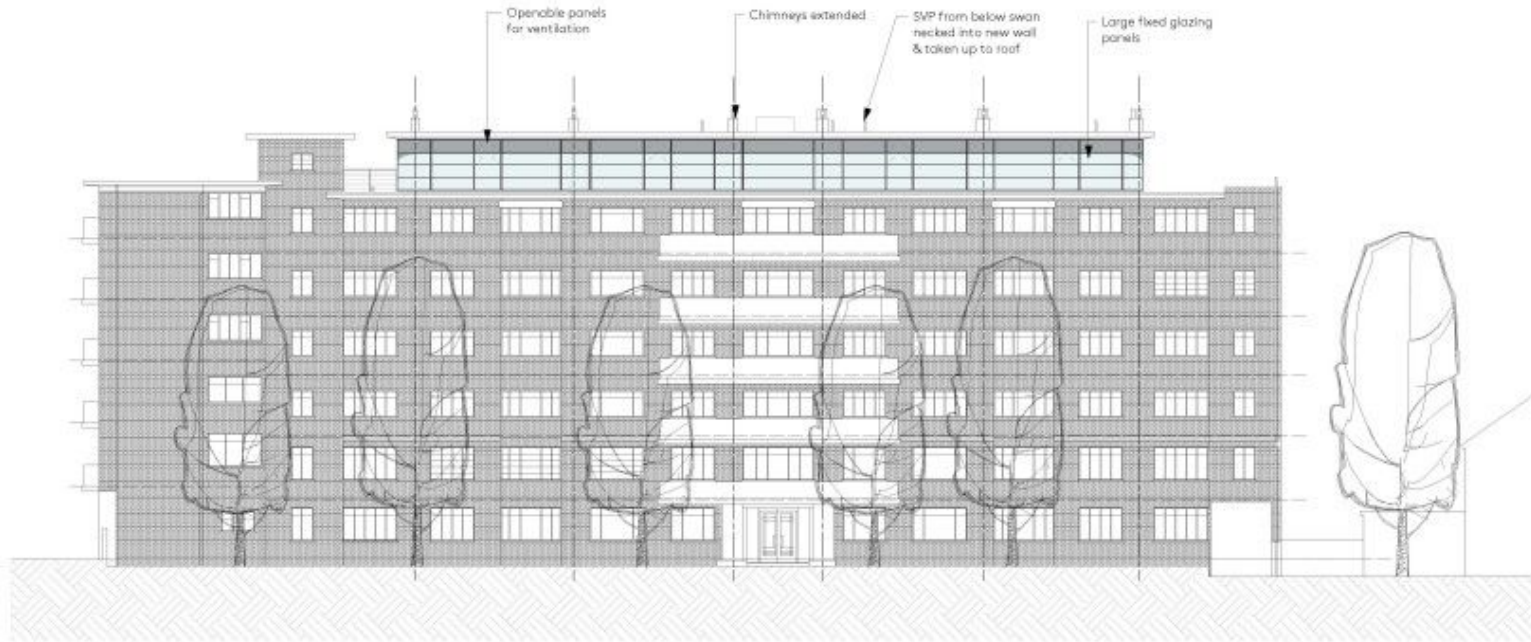


Project: Melville Court, Goldhawk Road		
Client: Nasser Alanizy		
Created:	Current Stage:	
Drawn: TL	Date: Jan-18	Planning

Drawing Title: Proposed West Elevation			
Scale: 1:200 at A3	Drawn No: 182 - 143	Rev:	
Rev:	Drawn:	Check:	Consent:



## Floorplan 9



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**CONSTRUCTION NOTE:**

only 10% of the total population.

DOI: 10.1002/for

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ARTICLE IN SPECIAL SECTION 3, 2008

Source: *Journal of the American Statistical Association*, 1997, Vol. 92, No. 439, pp. 1024-1034.

Project **Melville Court, Goldhawk Road**

Client: **Nasser Alanizy**

Created	Current Stage	
Drawn TL	Date Jan-18	Planning

Figure 1. Proposed East Elevation

Scale	1:200 at A3	Orig No.	<b>182 - 141</b>
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Row	Item	Unit	Date	Comment

Floorplan 10



Floorplan 11



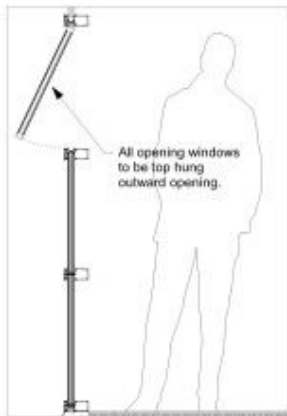
Low profile PV array



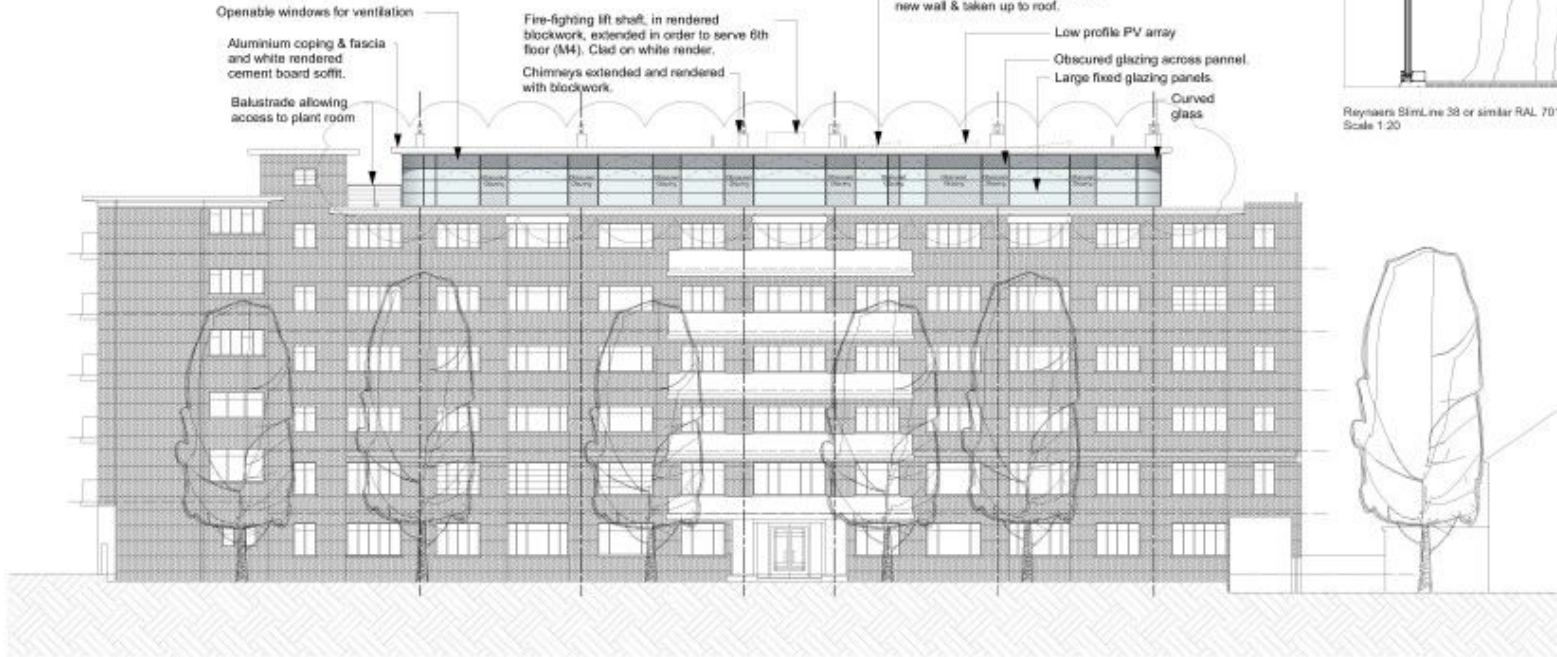
Reynolds SlimLine 38 or similar RAL 7012  
Scale 1:50



Reynolds SlimLine 38  
RAL 7012



Reynolds SlimLine 38 or similar RAL 7012  
Scale 1:20





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Project <b>Melville Court, Goldhawk Road</b>			Draw Title <b>Proposed East Elevation</b>		
Client <b>Nasser Alanizy</b>			Scale <b>1:200 at A3</b>	Draw No. <b>182 - 141</b>	Rev <b>B</b>
Created		Current Stage		Rev	Drawn
Drawn	Date			Grid	Date
TL	Jan-18	Planning		1	10/1/18
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- - -

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