

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

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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

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

Sellers Solicitor

Paul Spence.
Hill Dickinson
Tel: 07718 539488
Email: paul.spence@hilldickinson.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

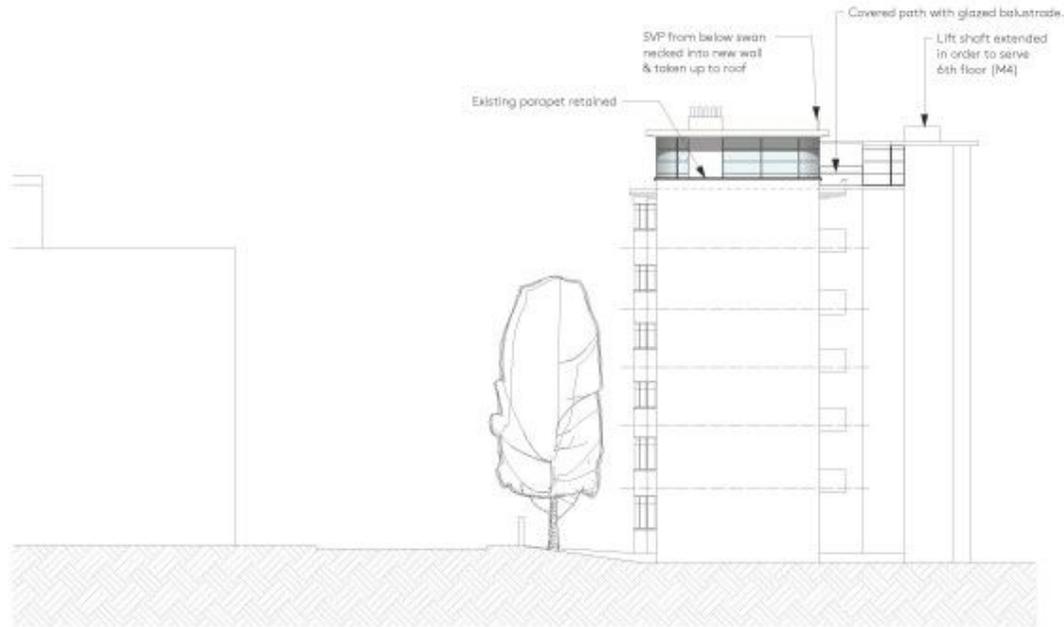


Featured 2

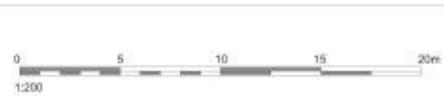




Floorplan 1



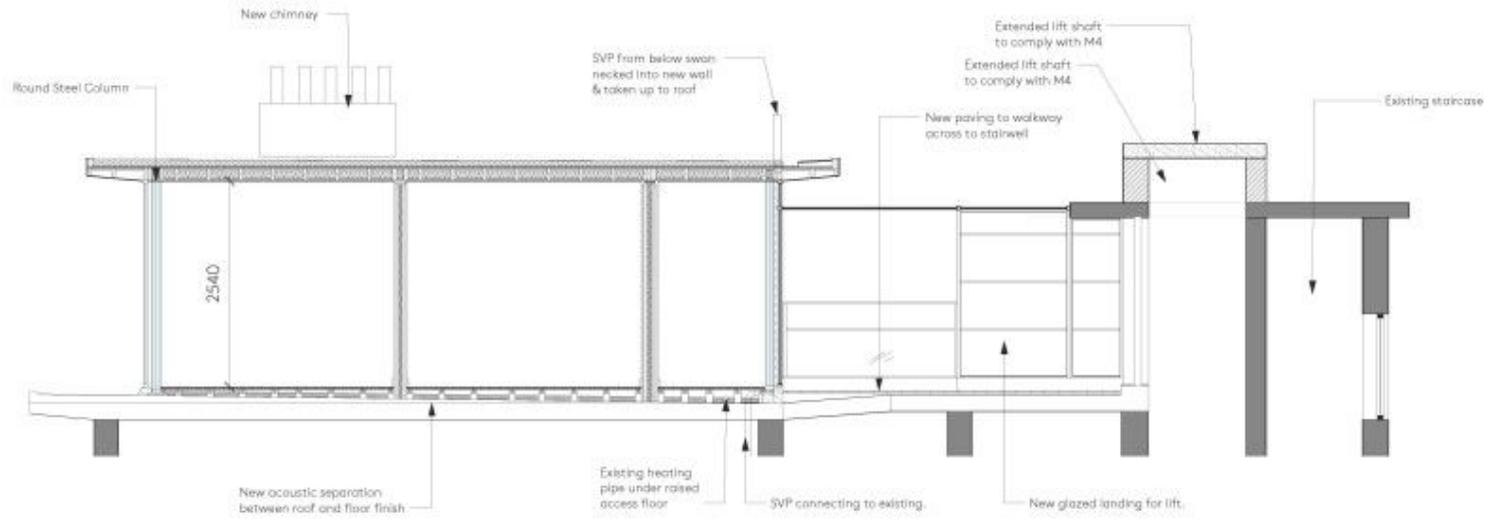
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Project: Melville Court, Goldhawk Road		
Client: Nasser Alanizy		
Drawn:	Date:	Current Stage:
TL	Jan-18	Planning

Title: Proposed North Elevation			
Scale:	1:200 at A3	Dwg No.:	182 - 142
Rev:	Drawn:	Check:	Consent:

Floorplan 2



CONSTRUCTION NOTE:
 1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS (NSW) AND THE NATIONAL FIRE BRANCH REGULATIONS (NSW).
 2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS (NSW) AND THE NATIONAL FIRE BRANCH REGULATIONS (NSW).
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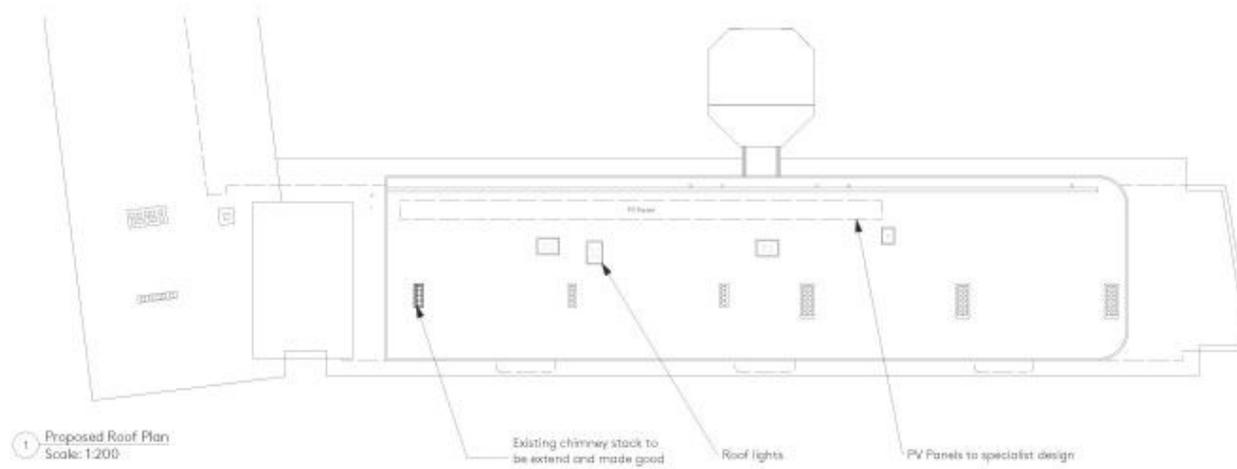


Project	Melville Court, Goldhawk Road	
Client	Nasser Alanizy	
Drawn	TL	Date: Sep-17
Current Stage	Planning	

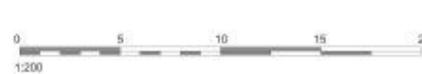
Drawn	TL	Date	Sep-17	Current Stage	Planning
Checked		Date		Current Stage	
Drawn		Date		Current Stage	
Checked		Date		Current Stage	

Proposed Section A-A
 Scale 1:50 at A3
 Draw No. 182 - 131
 Rev

Floorplan 3



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REMARKS TO BE ENTERED ON ADDITIONAL SHEETS.



Project: **Melville Court, Goldhawk Road**

Client: **Nasser Alanizy**

Created:

Drawn: **TL**

Date:

Jan-19

Current Stage:

Planning

Drawn By: **Proposed Plans**

Scale:

1:200 at A3

Drawn No.:

182 - 100

Rev:

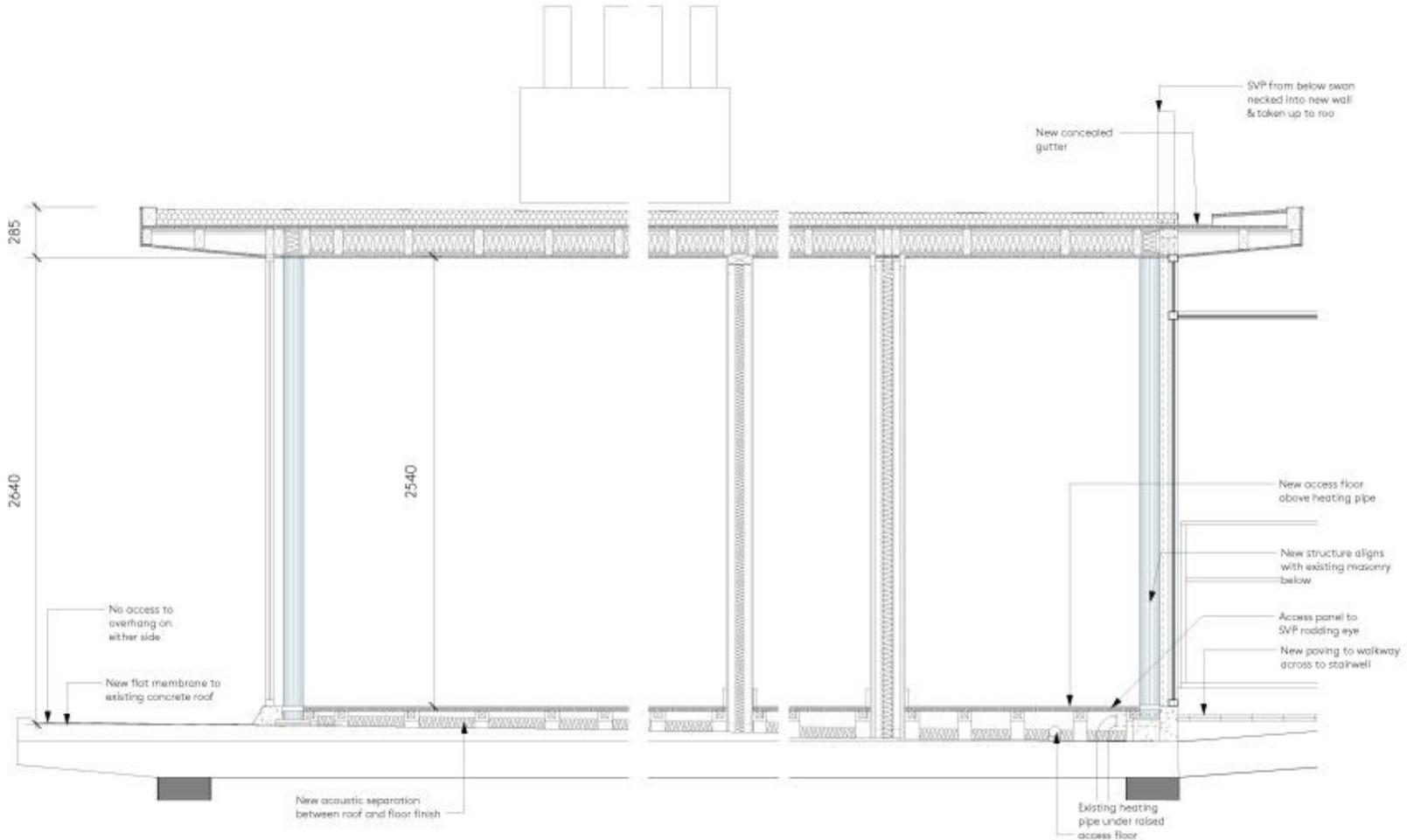
Rev:

Drawn:

Check:

Consult:

Floorplan 4



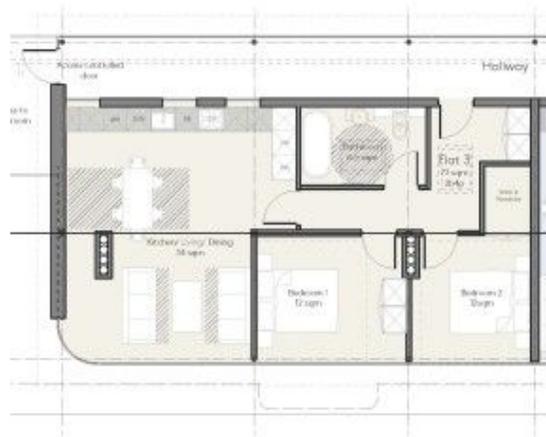
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Project: Melville Court, Goldhawk Road		
Client: Nasser Alanizy		
Drawn:	Date:	Current Stage:
TL	Sep-17	Planning

Drawing Title: Proposed Section B-B			
Scale:	Dwg No.:	Rev:	
1:50 at A3	182 - 132		
Rev:	Drawn:	Check:	Consent:

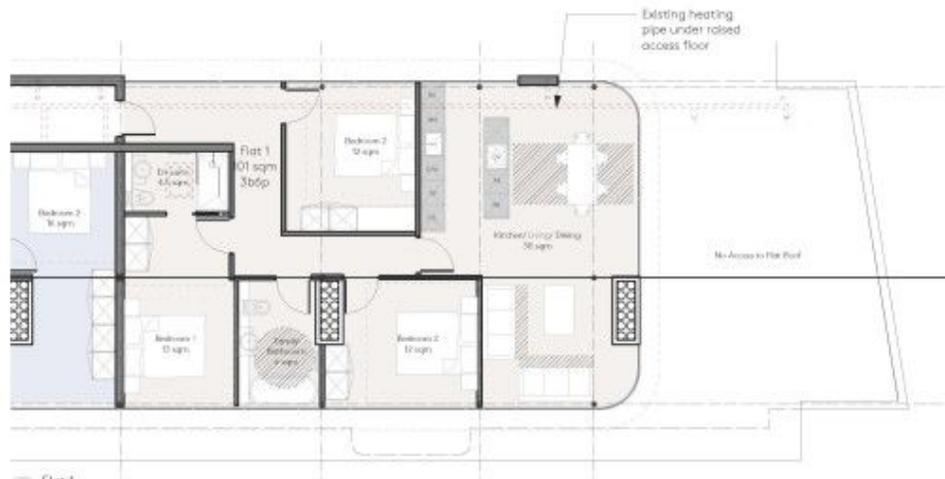
Floorplan 5



1 Flat 3
Scale: 1:100



2 Flat 2
Scale: 1:100



3 Flat 1
Scale: 1:100



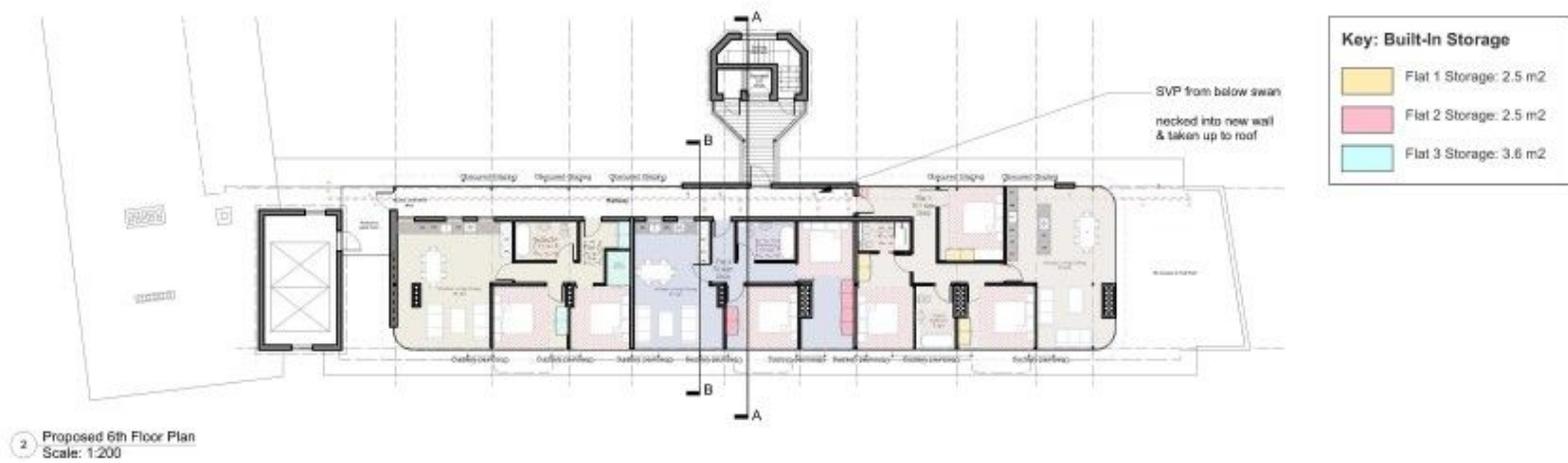
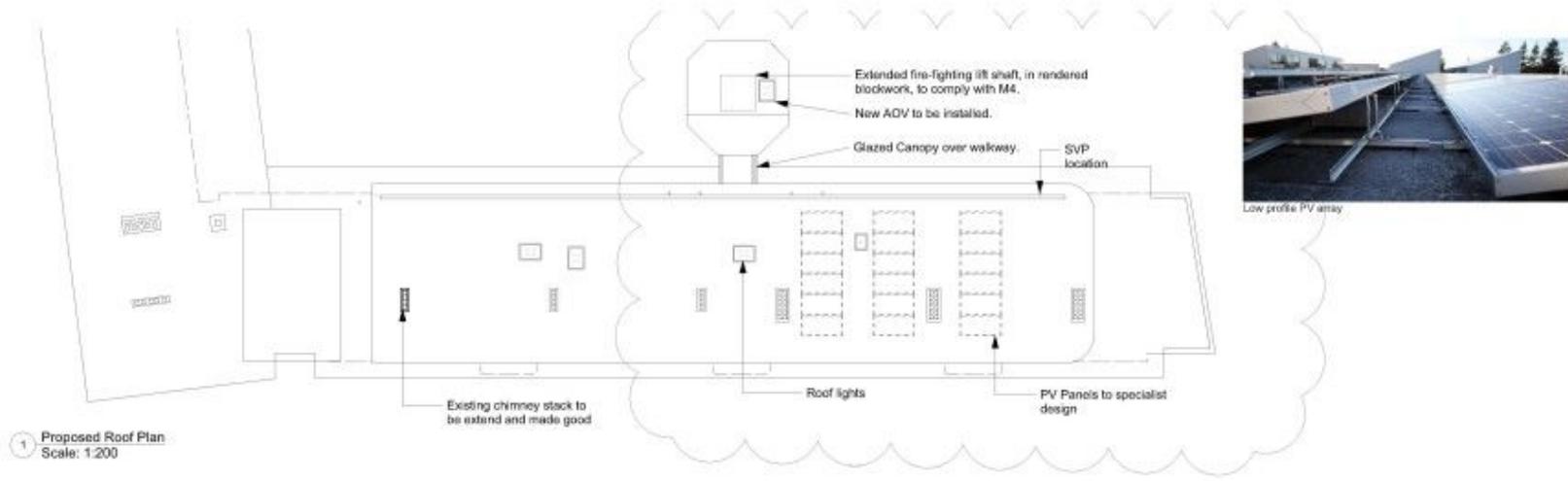
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Project	Melville Court, Goldhawk Road
Client	Nasser Alanizy
Created	
Drawn	TL
Date	Jan-19
Current Stage	Planning

Drawn By	TL	Checked By		Drawn Date		Checked Date	
Proposed Apartment Plans Scale: 1:100 at A3 Draw No. 182 - 103 Rev:							

Floorplan 6

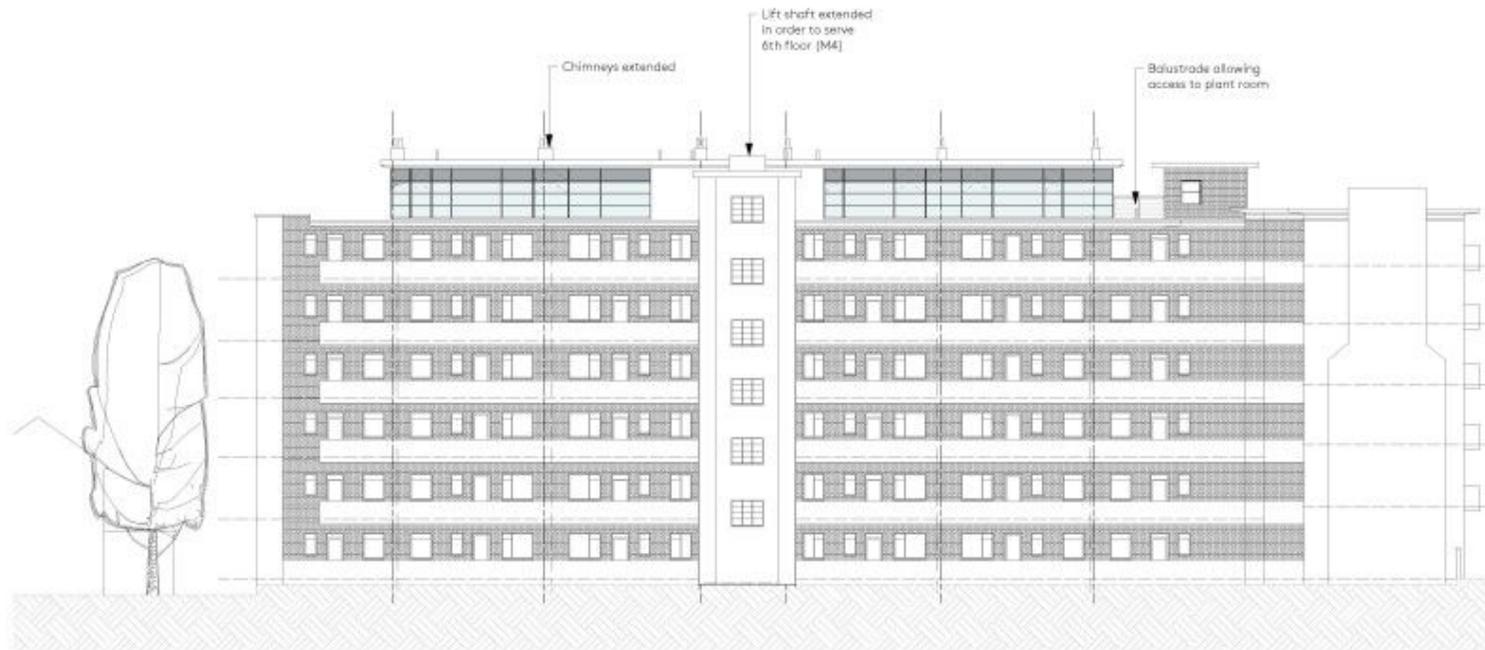


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				<p>Created: TL Date: Jan-19 Current Stage: Planning</p>	<table border="1"> <thead> <tr> <th>Rev</th> <th>Drawn</th> <th>Check</th> <th>Date</th> <th>Comments</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>TL</td> <td>TL</td> <td>14/11/19</td> <td>Issued for construction</td> </tr> <tr> <td>2</td> <td>TL</td> <td>TL</td> <td>14/11/19</td> <td>Issued for construction</td> </tr> </tbody> </table>	Rev	Drawn	Check	Date	Comments	1	TL	TL	14/11/19	Issued for construction	2
Rev	Drawn	Check	Date	Comments												
1	TL	TL	14/11/19	Issued for construction												
2	TL	TL	14/11/19	Issued for construction												

Floorplan 7



Floorplan 8



Ackroyd Lowrie
 ARCHITECTS + PROJECT MANAGERS
 22 Wyndham Street
 Brisbane QLD 4000
 0884 2102992
 www.ackroydlowrie.com

CONSTRUCTION NOTE:
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 02 SEE THE WEST ELEVATION INDICATED FOR FINISHES.
 03 SEE THE WEST ELEVATION FOR ANY OTHER FINISHES OR MATERIALS TO BE USED FOR THIS ELEMENT.
 04 SEE THE ELEVATION FOR FINISHES OF THE ELEMENT.
 05 SEE THE ELEVATION FOR FINISHES OF THE ELEMENT.
 06 SEE THE ELEVATION FOR FINISHES OF THE ELEMENT.



Project: **Melville Court, Goldhawk Road**

Client: **Nasser Alanizy**

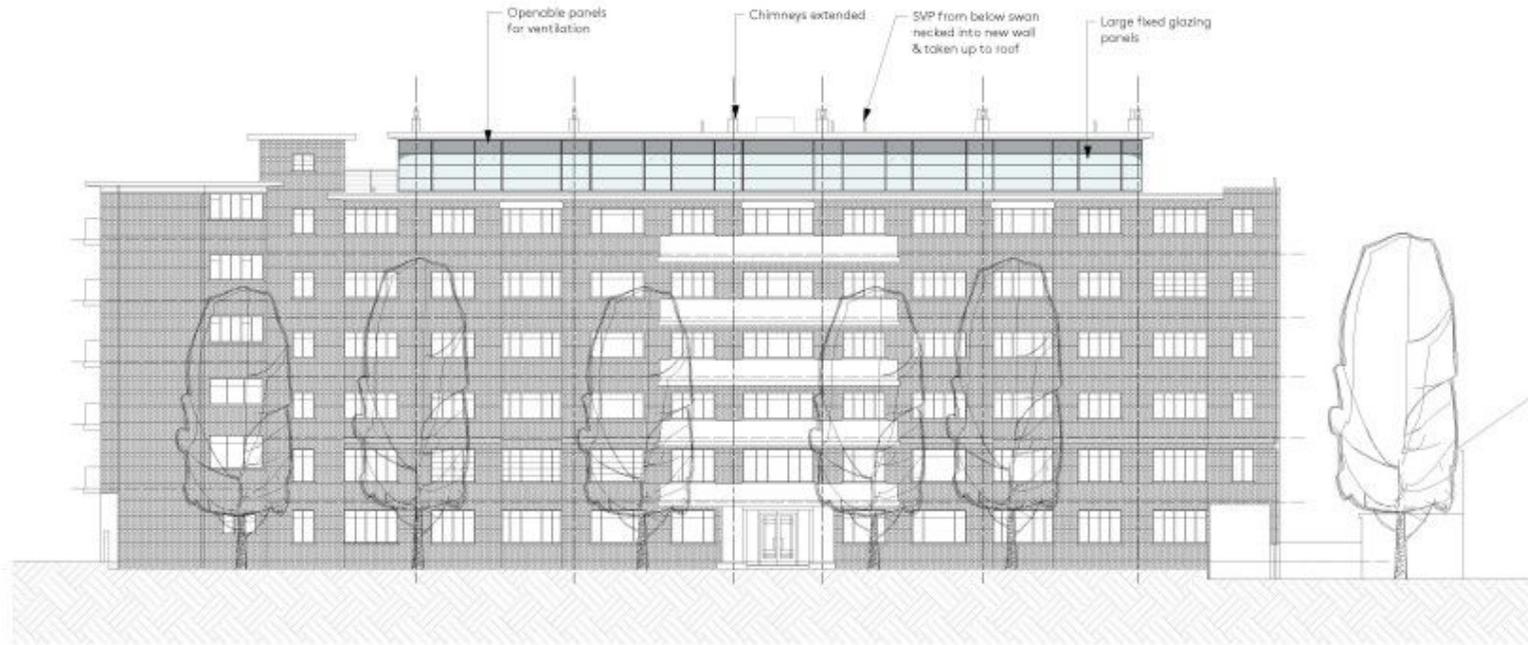
Created	Date	Current Stage
TL	Jan-18	Planning

Day 18a **Proposed West Elevation**

Scale: 1:200 at A3 Draw No: **182 - 143** Rev:

Rev	Drawn	Check	Date	Comments

Floorplan 9



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Project	Melville Court, Goldhawk Road		DWG Title	Proposed East Elevation	
Client	Nasser Alanzy		Scale	1:200 at A3	Dwg No
Created	Date	Current Stage			182 - 141
Drawn	TL	Jan-18	Planning	Rev	Drawn
				Date	Comment

Floorplan 10



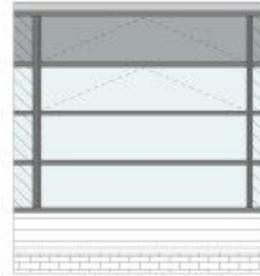
Low profile PV array



Black steel balustrade



Black steel balustrade
Scale 1:100



Reynobars SlimLine 36 or similar RAL 7012
Scale 1:50



Reynobars SlimLine 36
RAL 7012



All opening windows to be top hung outward opening.
Reynobars SlimLine 36 or similar RAL 7012
Scale 1:20



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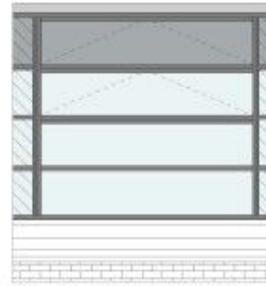
Project	Melville Court, Goldhawk Road	
Client	Nasser Alanizy	
Created	Date	Current Stage
TL	Jan-18	Planning

Proj No	182 - 144	
Scale	1:200 at A3	Rev B
Rev	Drawn	Check
1	TL	TL
2	TL	TL

Floorplan 11



Low profile PV array



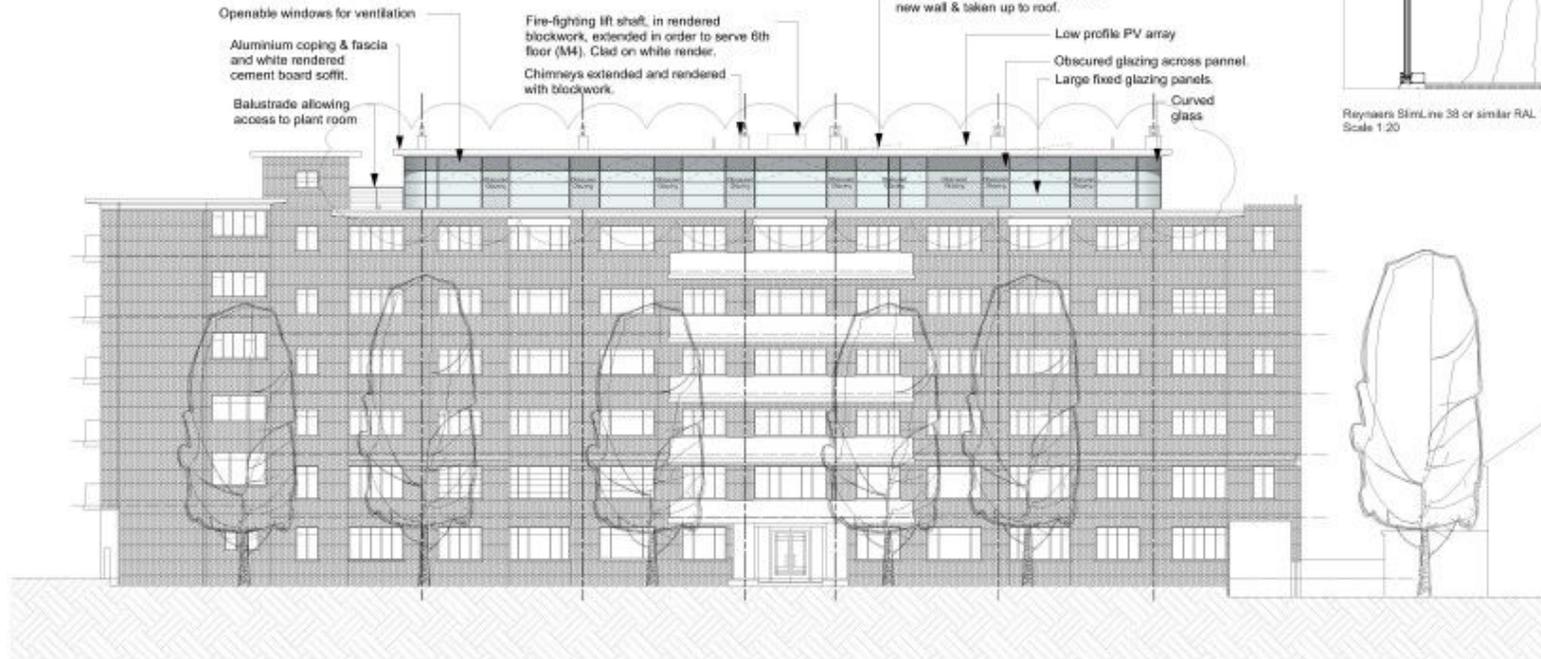
Reynaers SimLine 38 or similar RAL 7012
Scale 1:50



Reynaers SimLine 38
RAL 7012

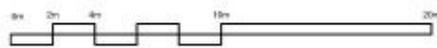


Reynaers SimLine 38 or similar RAL 7012
Scale 1:20



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Project: Melville Court, Goldhawk Road		Dwg Title: Proposed East Elevation	
Client: Nasser Alanizy		Scale: 1:200 at A3	Dwg No: 182 - 141
Created:	Date:	Current Stage:	Rev / Dwn / Date / Comment
Drawn: TL	Date: Jan-18	Current Stage: Planning	Rev: 1 / Dwn: 0 / Date: 18-1-18 / Comment: Issue for planning application.

Disclaimer

Important notice - Pre-registration approval to bid, guide prices, reserves, additional charges and other matters

Pre-registration approval to bid

Allsop now require all bidders who wish to bid at our Auctions to register beforehand. All checks required by current anti-money laundering legislation must be satisfactorily completed as part of this process before prior approval to bid will be given. Please use the links on our website to pre-register.

Following approval to bid, the buyer named in your registration cannot be changed without consent (for which a charge might be made).

Guide Prices

1. A guide price (to include a range of prices), is not an indication of the anticipated eventual selling price or a valuation; it is an indication of the minimum price ("the Reserve") at which (or range of prices within which) the seller might be prepared to sell. The eventual sale price can and frequently does, exceed the guide price.
2. Where a range is given, the Reserve will sit within that range and will not exceed the top end of the range. Where a single figure Guide Price is given, the Reserve will be within 10%, upwards or downwards, of that figure.
3. The guide price may be subject to change up to and including the day of the auction. The latest published guide price (or range of prices) is displayed on our website and you should check the website regularly for updates and on the day of the auction.
4. All guide prices are quoted "subject to contract".
5. Please note the guide price for the Lot does not include:
 - any Buyers' Fee charged by the auctioneers;
 - VAT on the sale price;
 - SDLT or any other Government taxes;
 - additional costs and fees charged by the seller or third parties that might apply to some Lots and/or some buyers.
6. If a guide price is listed as "TBA", it means no guide price has been set at present. Please do not call our office about this - the guide price, or range of prices, will be published online immediately it becomes available and you should check the auction website regularly for updates and on the day of the auction.

Reserve Prices

7. The reserve price is the minimum price at which the Lot can be sold.
8. Whilst every effort is made to ensure that the advertised guide prices are up-to-date, it is possible that the reserve price set for any Lot may exceed the previously quoted guide price. This is because the seller may fix the final reserve price just before the Lot is offered for sale and you should check the website regularly for updates and on the day of the auction.

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- Lots sold for **£10,000 or more**: Buyers' Fee of **£1,750** inclusive of VAT
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Commercial Auctions

- All Lots: Buyers Fee £1,000 excluding VAT

10. Additional charges and fees might be charged by the seller and/or other third parties. You are strongly advised to read the Special Conditions of Sale for the Lot prior to bidding to check for any additional charges and fees and to check the addendum which might also (but does not always) contain details of such amounts.

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