

# FOR SALE

MEWS BUILDING

**MJFINN**  
COMMERCIAL

020-8995 5678



## 3 GOLDHAWK MEWS, SHEPHERDS BUSH W12 8PA

### Location:

Goldhawk Mews is situated just off Goldhawk Road (A402) [between St. Stephens Avenue & Devonport Road] which runs between King Street/Chiswick High Road (A315) and Shepherds Bush. Close to Goldhawk Road, Shepherds Bush & Ravenscourt Park (Hammersmith & City, Circle, Central, District Lines and London Overground) TfL stations. Convenient for local shopping and amenities along Goldhawk Road and Westfield London. This location provides easy road access into and out of Central London via A4/M4 and A40/M40. Convenient for 'Pay & Display/Ringo' and Business Permit parking immediately outside and on the surrounding roads.

### Description:

The accommodation comprises an attractive self-contained mid-terraced B1-Use mews building arranged over two floors totalling 625 sq. ft. (GIA).

- ▶ Ground floor 310 sq. ft. - open plan with kitchenette plus WC/washroom
- ▶ First floor 315 sq. ft. - open plan with front windows + Velux to rear

Unit	Area sq. ft.	Area sq. m.	Price
Mews Building	625	58	£595,000

[www.mjfinncommercial.co.uk](http://www.mjfinncommercial.co.uk)

[info@mjfinncommercial.co.uk](mailto:info@mjfinncommercial.co.uk) | 11 Devonshire Mews, Chiswick, London W4 2HA

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## Features:

- Freehold - For Sale
- Entire building - two floors
- B1-Use
- 625 sq.ft. GIA
- Part air-conditioned (not tested)
- Security shutter
- Good natural light
- Very well presented
- Convenient location
- Sole agent

## Terms:

Freehold with vacant possession at completion.  
Subject to contract.

## Service Charge:

N/A - Self contained freehold

## Rates:

Please contact the London Borough of Hammersmith and Fulham on 020 8753 6681. We are advised that the rateable value for the office is £15,500 (2021/22).

## EPC:

E (104)

## VAT:

VAT is not applicable.

## Legal Costs:

Each party to be responsible for its own costs. However, the purchaser has to pay the Vendor's solicitor £5,000 prior to the draft contract being issued.

## Viewing:

Strictly by appointment only.  
**Important note:** all viewing attendees must be wearing a face mask to enter the property.

## Contact:

Dee Hurley  
020 8995 5678  
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Subject to Contract: Mar-21

**CONTACT US**  
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