



phillip shaw
estate agents

42 Fernside Avenue, London

Guide Price £360,000



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London, London

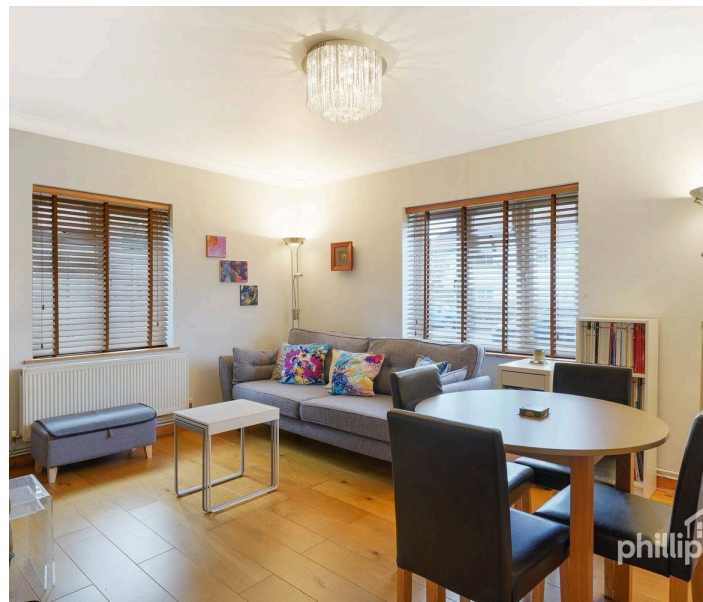
Modern Two Bed Ground Floor Maisonette with spacious double bedrooms, sleek fitted kitchen, patio garden, outside office, sheds, and convenient location. Within catchment area for schools and close to transport links. Leasehold: 97 yrs remaining, service charges £840 p/a, ground rent £10 p/a. Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Two Bed Ground Floor Maisonette



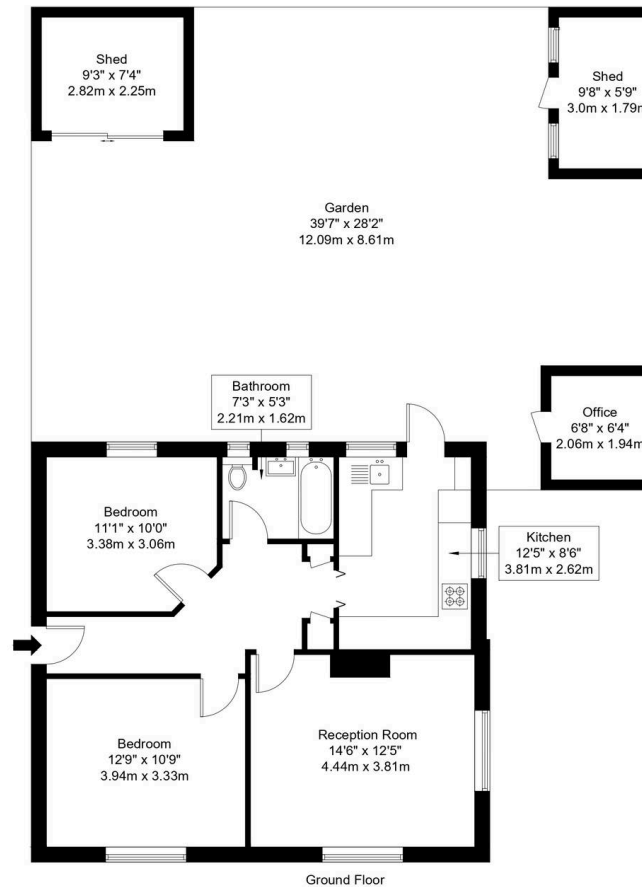
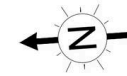
Fernside Avenue, NW7 3AU

Approx Gross Internal Area = 65.19 sq m / 702 sq ft

Garden = 110.27 sq m / 1187 sq ft

Sheds / Office = 15.71 sq m / 169 sq ft

Total = 191.17 sq m / 2058 sq ft



Ref :

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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