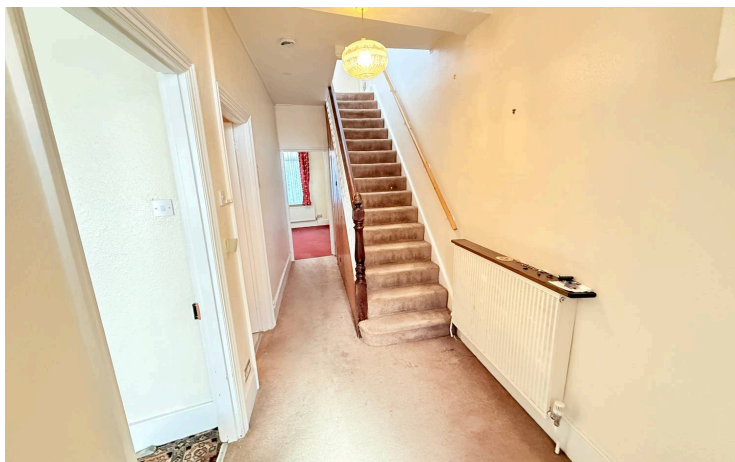


Chas R

LOWE

Est. 1876

45 Perth Road, London
£650,000 Freehold





Front door leading into ENTRANCE PORCH : door leading into

ENTRANCE HALL : cupboard housing fuseboard and meters, radiator, stairs leading to landing, understairs storage cupboard.

RECEPTION ROOM : double glazed windows overlooking front, power points, radiator.

RECEPTION ROOM : radiator, power points, double glazed window.

KITCHEN/BREAKFAST ROOM : base and eye level units, one and a half bowl sink and drainer, gas hob with extractor fan and light above, double oven to side, partly tiled walls, double glazed window overlooking rear garden, Worcester Bosch gas central heating boiler.

UTILITY AREA : corner mounted sink, shower cubicle, extractor fan, door leading onto rear garden.

GUEST CLOAKROOM : low level flush WC.

LANDING

BEDROOM : double glazed windows overlooking front, built in wardrobes, radiator, power points.

BEDROOM : double glazed windows overlooking rear garden, radiator, power points.

BEDROOM : double glazed windows overlooking rear garden, vanity unit with wash hand basin, power points, radiator.

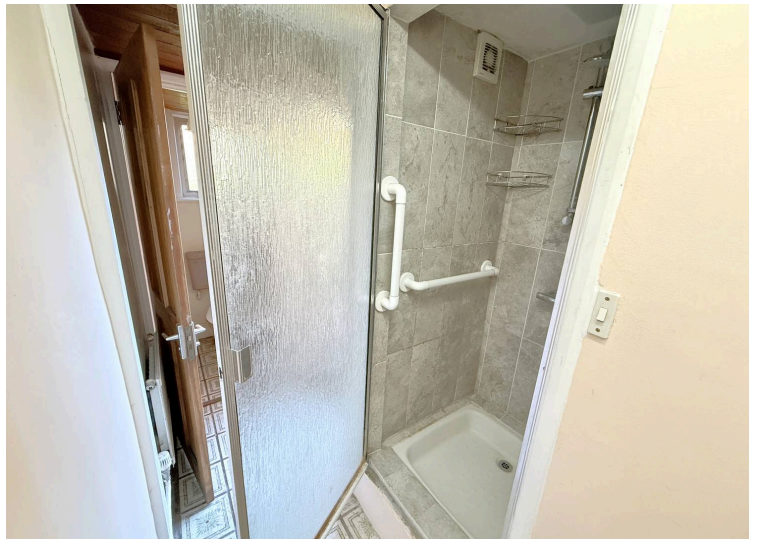
BEDROOM : double glazed windows overlooking front, power points, storage cupboard.

BATHROOM : corner bath, vanity unit with wash hand basin, partly tiled walls, chrome heated towel rail, double glazed frosted window.

SEPARATE WC : low level flush WC, partly tiled walls, double glazed frosted window.

REAR GARDEN : initial paved patio area with gated side access, mainly laid to lawn with shrub & flowerbed borders, pathway leading to

GARAGE : metal up and over door to rear service road, power and light.

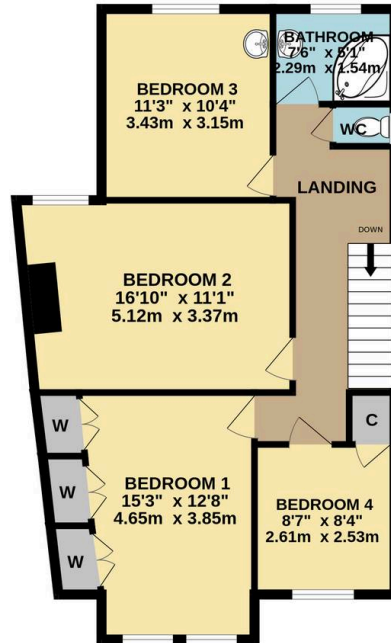




GROUND FLOOR
801 sq.ft. (74.4 sq.m.) approx.



1ST FLOOR
720 sq.ft. (66.9 sq.m.) approx.



MEASUREMENTS EXCLUDE THE GARAGE

TOTAL FLOOR AREA : 1521 sq.ft. (141.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		83
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. 2/3/2026

- 1. Money Laundering Regulations:** Prospective purchasers will be required to provide identification documents at a later stage. We kindly request your cooperation to ensure there is no delay in progressing the sale.
- 2. General Information:** Whilst every effort is made to ensure these particulars are fair, accurate, and reliable, they are provided as a general guide only. If any aspect is of particular importance, please contact our office and we will be happy to verify the details for you, especially if you are planning to travel a significant distance to view the property.
- 3. Measurements:** All measurements are provided for guidance purposes only and should not be relied upon as exact.
- 4. Services:** We have not tested any services, systems, or appliances within the property. Prospective buyers are advised to obtain their own surveys or service reports prior to finalising any purchase.
- 5. Disclaimer:** These particulars are issued in good faith but do not constitute statements of fact or form part of any offer or contract. All information should be independently verified by prospective buyers or tenants. Neither the company nor its employees or agents are authorised to make or provide any warranties or representations regarding the property.

Anti-Money Laundering (AML)

Chas R Lowe Estates is required to carry out Anti-Money Laundering (AML) checks in accordance with regulations set by HM Revenue and Customs (HMRC) for all property transactions. It is a legal requirement for both buyers and sellers to complete these checks successfully before any transaction can proceed.

For buyers, where any part of the purchase funds are being provided as a gift, the individual(s) providing the gifted funds will also be required to undergo AML checks.

We utilise Coadjute's Assured Compliance service to undertake these AML checks. A fee of £27.00 plus VAT will be charged per individual for each AML check conducted.