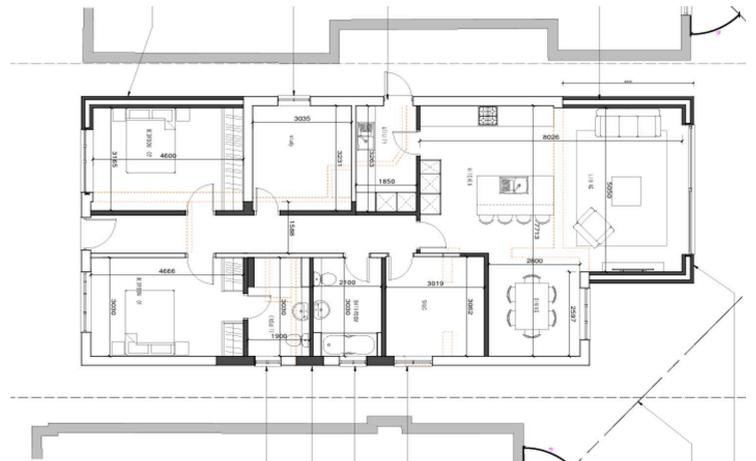
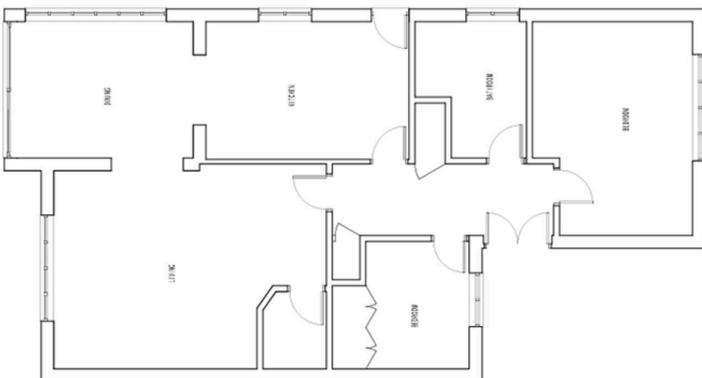


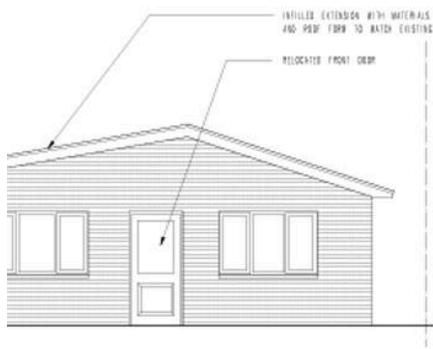
Chas R

LOWE

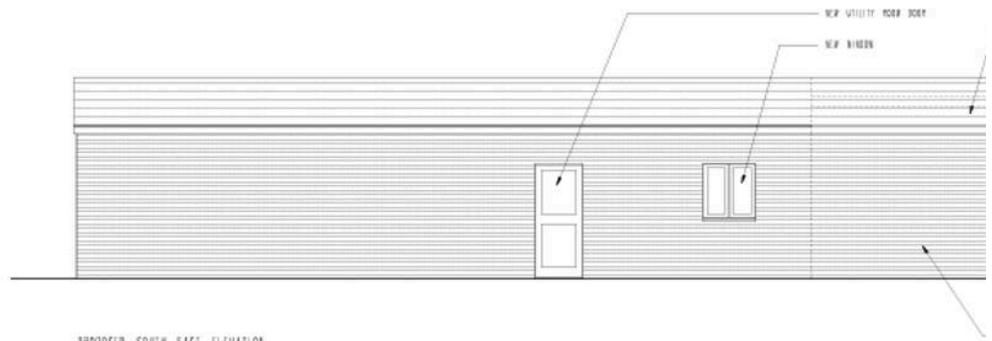
Est. 1876

Edera Hendon Wood Lane, London
£750,000 Freehold

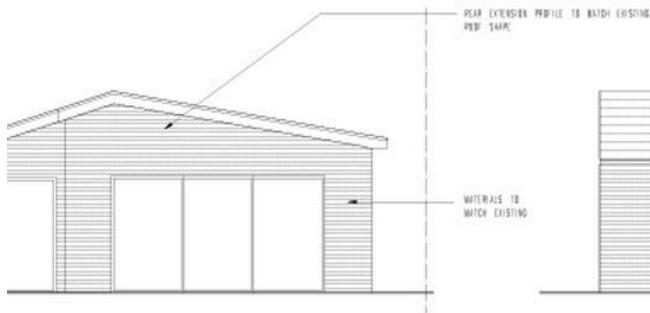




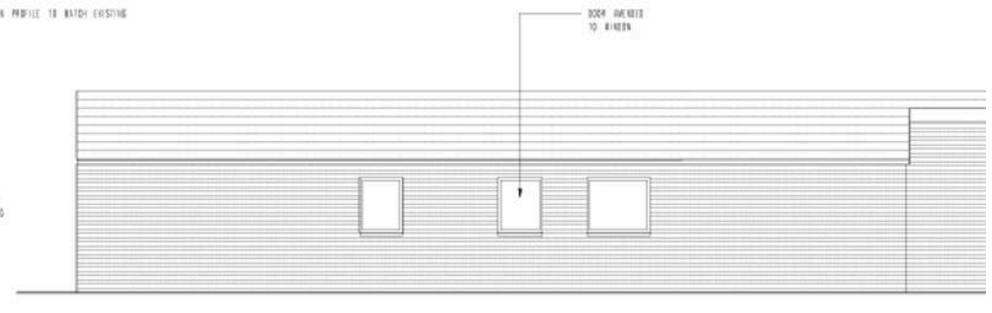
EXISTING FRONT ELEVATION



PROPOSED SOUTH EAST ELEVATION



EXISTING REAR ELEVATION



PROPOSED NORTH WEST ELEVATION

Planning permission has been granted for a, Single storey front infill extension. Single storey rear extension. Changes to fenestration Barnet council application number **24/5156/HSE**

ENTRANCE HALL : double doors leading into ENTRANCE HALL : cupboard housing warm air boiler (not working), storage cupboard, power points, access to loft.

RECEPTION ROOM : window overlooking rear garden, laminate flooring, power points, tiled fireplace.

RECEPTION ROOM : double glazed sliding doors leading onto rear garden, double glazed window to side.

KITCHEN : base and eye level units, gas hob, oven, stainless steel sink and drainer, door leading onto side access, window.

BEDROOM : window overlooking front, laminate flooring, built in wardrobes.

BEDROOM : window overlooking front, laminate flooring, built in wardrobes.

BATHROOM : low level flush WC, pedestal wash hand basin, bath, shower cubicle, frosted window.

REAR GARDEN : initial paved patio area, mainly laid to lawn with shrub borders, shed to rear.

FRONT OF PROPERTY : off street parking for several vehicles, lawned area with shrubs.

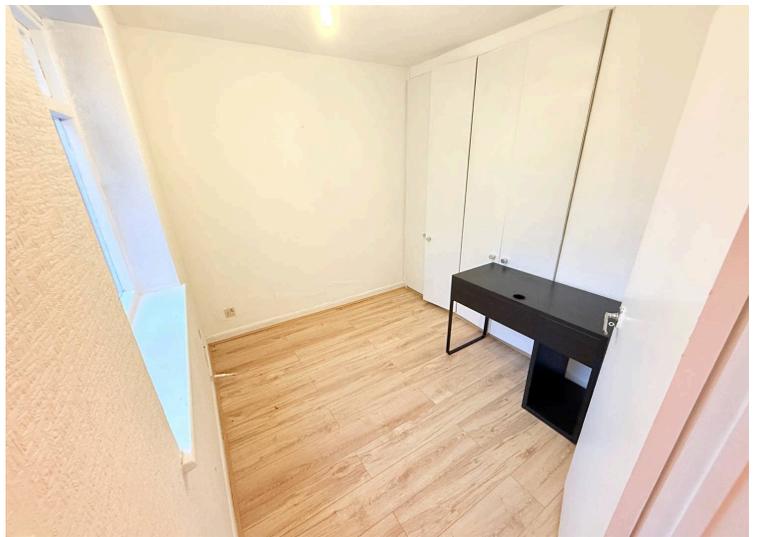
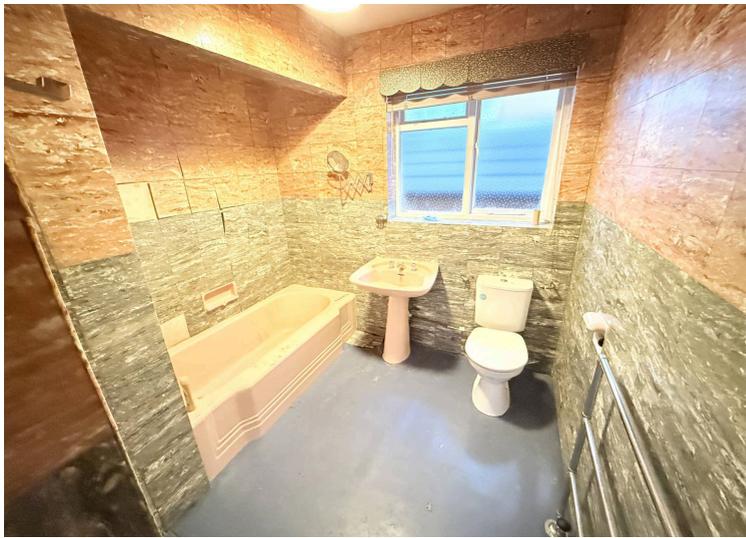
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

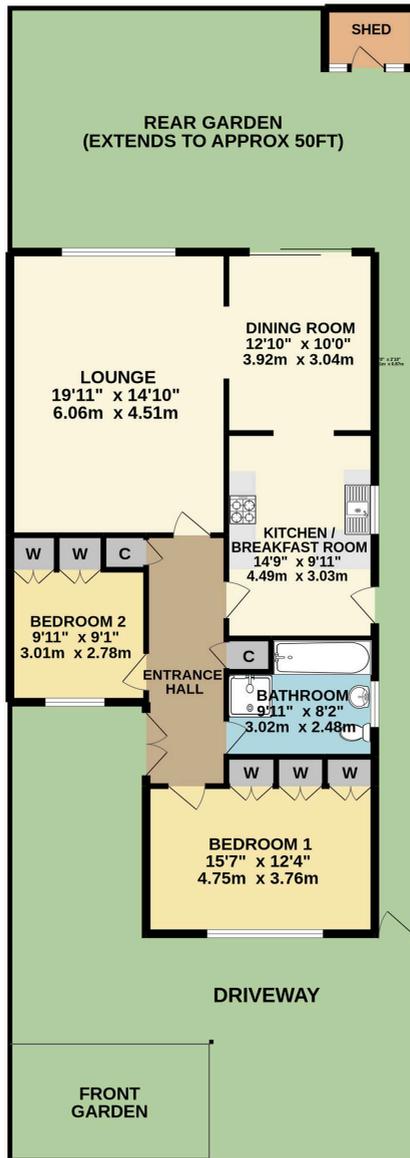
EPC Environmental Impact Rating: E





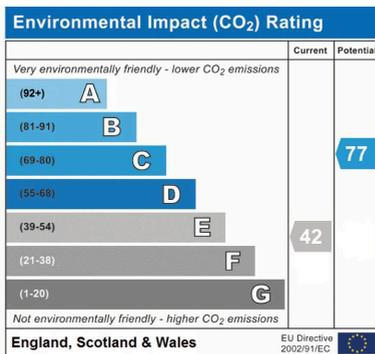
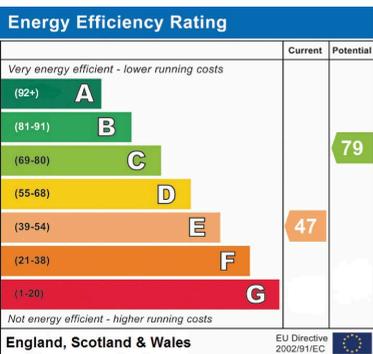


GROUND FLOOR
887 sq.ft. (82.4 sq.m.) approx.



TOTAL FLOOR AREA : 887sq.ft. (82.4 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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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. 2/3/2028

1. Money Laundering Regulations

In accordance with the requirements of the Money Laundering Regulations, prospective purchasers will be required to provide satisfactory proof of identification at a later stage in the transaction. Your cooperation in providing the requested documentation promptly will assist in preventing any delay in the progression of the sale.

2. General Information

Whilst every effort has been made to ensure that the sales particulars are fair, accurate, and reliable, they are provided for general guidance only and do not constitute part of any offer or contract. Should any matter be of particular importance to you, please contact our office and we will endeavour to verify the relevant information for you, particularly if you are intending to travel a considerable distance to view the property.

3. Measurements

All measurements, dimensions, and floor areas provided within these particulars are approximate and are supplied for guidance purposes only. They should not be relied upon as precise measurements and must not be treated as statements of fact.

4. Services and Appliances

Please note that we have not tested any services, systems, equipment, or appliances at the property. Accordingly, prospective purchasers are strongly advised to arrange their own independent surveys, inspections, and service reports prior to finalising any offer to purchase.

5. Disclaimer

These particulars are issued in good faith; however, they do not constitute representations of fact and shall not form part of any offer or contract. All information contained herein should be independently verified by prospective purchasers or tenants. Neither Sequence (UK) Limited nor any of its employees or agents has the authority to make or give any representation or warranty whatsoever in relation to this property.