FOR SALE

1 Park View Gardens Hendon London NW4 2PR

PRICE £595,000

KEY INFORMATION

PRICE: £595,000 Guide price

TENURE: Freehold

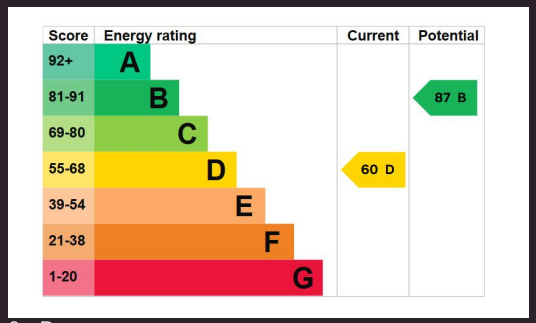
LEGAL COSTS: Purchaser to contribute 0.5% + VAT to seller's professional costs

VAT: Under the Finance Acts 1989 and 1997 VAT may be levied on the purchase price. We recommend that the prospective buyers establish the VAT implications before entering into any agreement.

RATES: Council Tax Band E

VIEWING: Via the owners sole agents PSS Commercial.

ENERGY RATING



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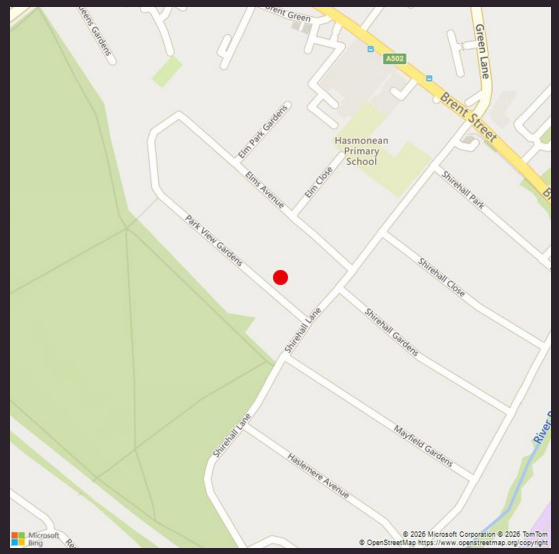

DEPOSITS AND AML: PSS will take a non-refundable deposit of £2000 on lettings and £5000 on sales. This may alter subject to client's instructions.

PSS will charge £225 + VAT for referencing. We will carry out AML checks on each and every prospective tenant/purchaser.

Paul Simon Seaton
Commercial & Investment

psscommercial.com

Magic House, 5 - 11 Green Lanes, Palmers Green, London N13 4TN

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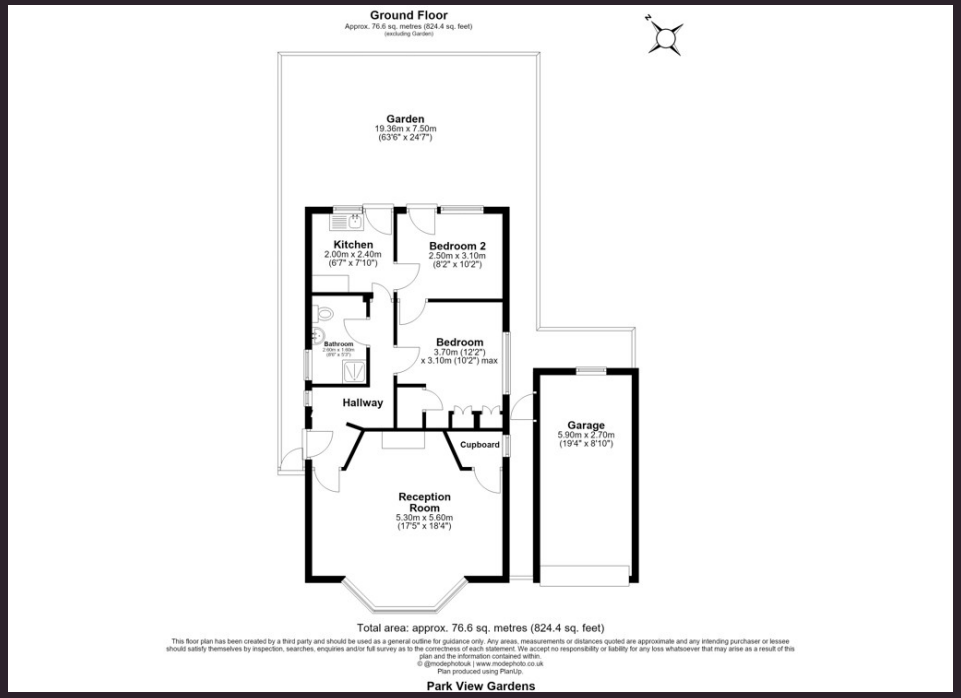
FEATURES

- Chain Free
- Sought after location
- Close to local amenities
- Easy access to A41 and M1
- 2 Bedrooms

Reasonably presented chain free detached bungalow in need of modernisation. 824.4 sq.ft. approx
Currently utilised as 2 bedroom 12'2 x 10'2 and 8'2 x 10'2 (approx), 1 bathroom 8'6 x 5'3, reception 17'5 x 18'4, kitchen 6'7 x 7'10
Off street parking to front , rear garden and garage to side

Located in a highly sought after residential street, located in the heart of Hendon on the edge of the Shirehall Estate in close proximity to A41 and Hendon Way, providing easy access into London and the M1.
Hendon Central Station and Brent Cross Station both Northern Line are within easy walking distance as is Brent Cross Shopping Centre and local amenities.



DISCLAIMER: Paul Simon Seaton have been provided with these particulars by the client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the property is suitable for the use that they require it and the apparatus, fixtures and fittings included in the contract are both working and fit for purpose.

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