

FOR SALE

50 Neeld
Crescent
Hendon
London
NW4 3RR

PRICE £990,000



KEY INFORMATION

PRICE: £990,000 Guide price

TENURE: Freehold - Chain Free

RATES: Council Tax Band G

VIEWING: Via the owners joint sole agents PSS Commercial.



ENERGY RATING

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

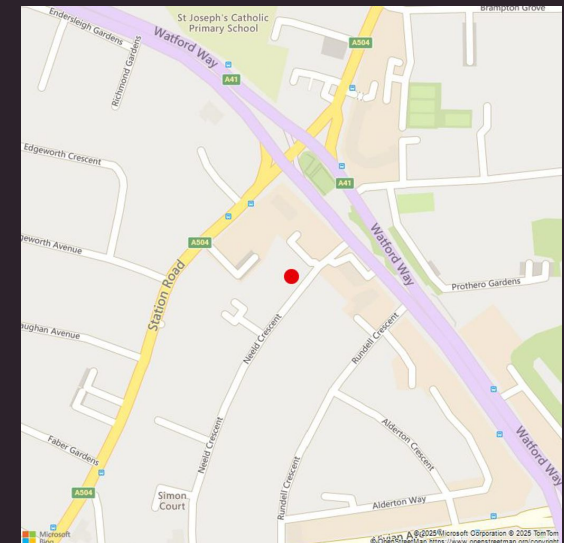
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | 59 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

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
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FEATURES

- Detached Chain Free House
- Garage & Parking
- 4 Bedrooms
- 3 Receptions
- Potential to Extend STPP
- En-suite Shower Room
- Easy access to Hendon Central Tube
- Family Bathroom

Rare opportunity to purchase this detached house approx 1960 sq.ft. 4 bedrooms, 3 receptions, family bathroom, en-suite shower room, garage and parking, extensive garden with patio. Potential to extend subject to planning permission. Offered chain free. Early viewing strongly recommended

Located in a sought-after area with easy access to shopping and transport facilities.
Hendon Central (Northern Line) a short distance away.

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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