Clements estate agents

Pentyre Avenue, London, N18 1BL

£375,000

MODERN METHOD OF SALE. In need of modernisation is this semi detached family home offered with the benefit of no upper chain. Downstairs there is a 14'9 lounge area, 18'2 dining room, 16'6 kitchen, downstairs shower room and access to a good sized rear garden with the benefit of a garage and off road parking. The stairs lead to the first floor with three bedrooms and a bathroom.

FRONT DOOR TO :

ENTRANCE PORCH :

HALLWAY :

OPEN PLAN LOUNGE DINER

LOUNGE AREA 14'10" x 12'0" (4.52m x 3.66m)

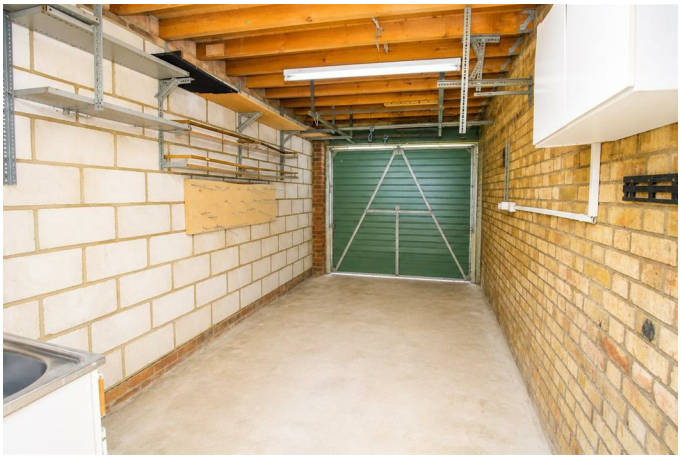
DINING AREA 18'2" x 13'7" (5.54 x 4.16)

KITCHEN 16'4" x 8'6" (5 x 2.6)

LOBBY

SHOWER ROOM

INTEGRAL GARAGE 17'9" x 8'6" (5.43 x 2.61)



BEDROOM TWO 11'5" x 11'7" (3.49 x 3.54)

FIRST FLOOR LANDING

BEDROOM THREE 8'2" x 6'7" (2.49 x 2.02)

BEDROOM ONE 14'6" x 10'3" (4.42 x 3.13)

BATHROOM 6'5" x 6'4" (1.98 x 1.95)

OUTSIDE

FRONT GARDEN

REAR GARDEN

Auctioneers Comments

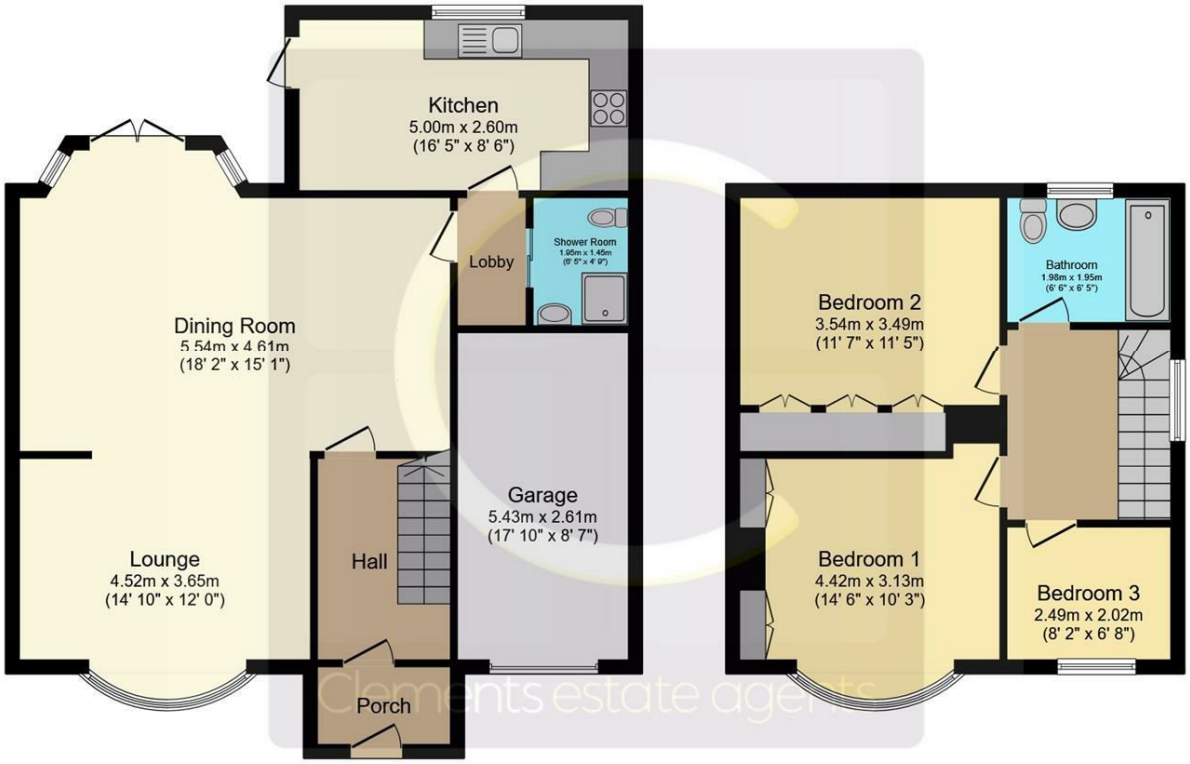
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes a payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum fee of £6,600 inc VAT. This fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The fee is considered within calculations for the stamp duty.

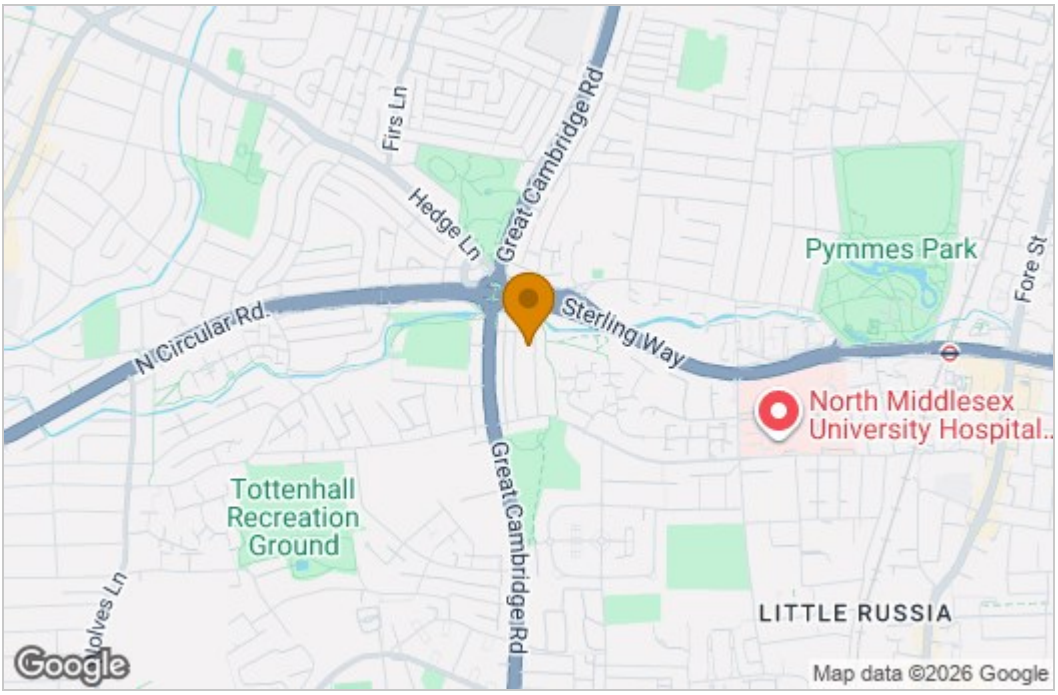
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc VAT. These services are optional.

Floor Plan

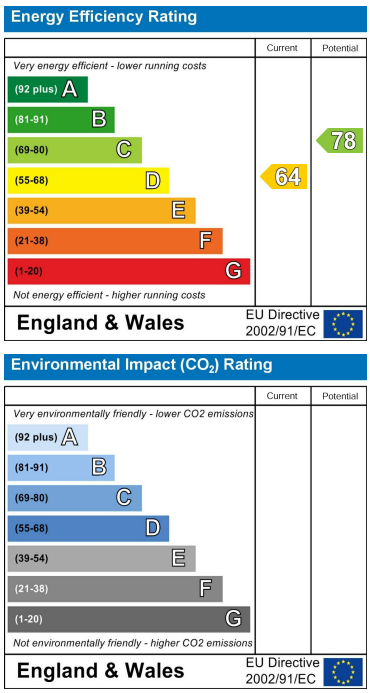


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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