

Pattison Road

London, NW2

WAYNE & SILVER



The Property

An intact freehold house offering a fantastic opportunity for an incoming purchaser to create a wonderful home (STPP).

Once used as two flats this vacant house offering 1150sq ft of internal space is a blank canvass located in the popular Childs Hill.

Located on the lower slopes of Hampstead with an array of boutique shops, restaurants and cafes extremely close by. Excellent transport links are close by with Golders Green station (Northern line) 0.8 miles away.

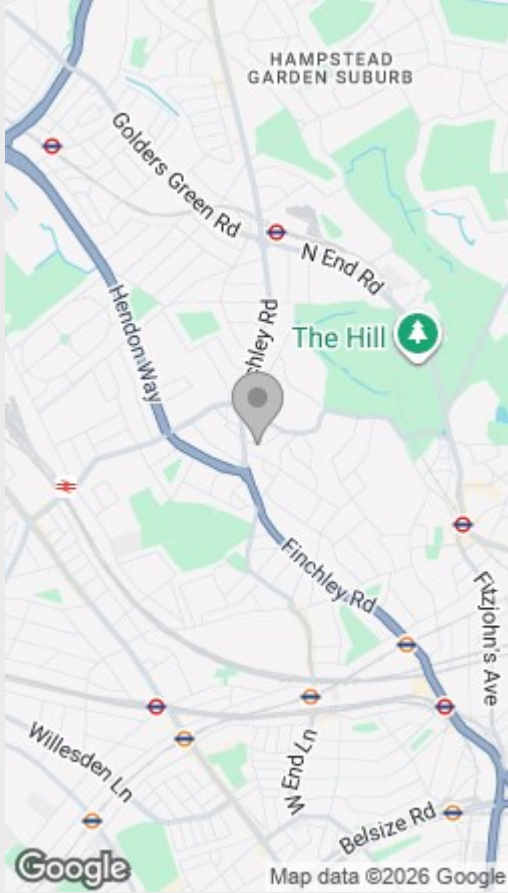
Key Features

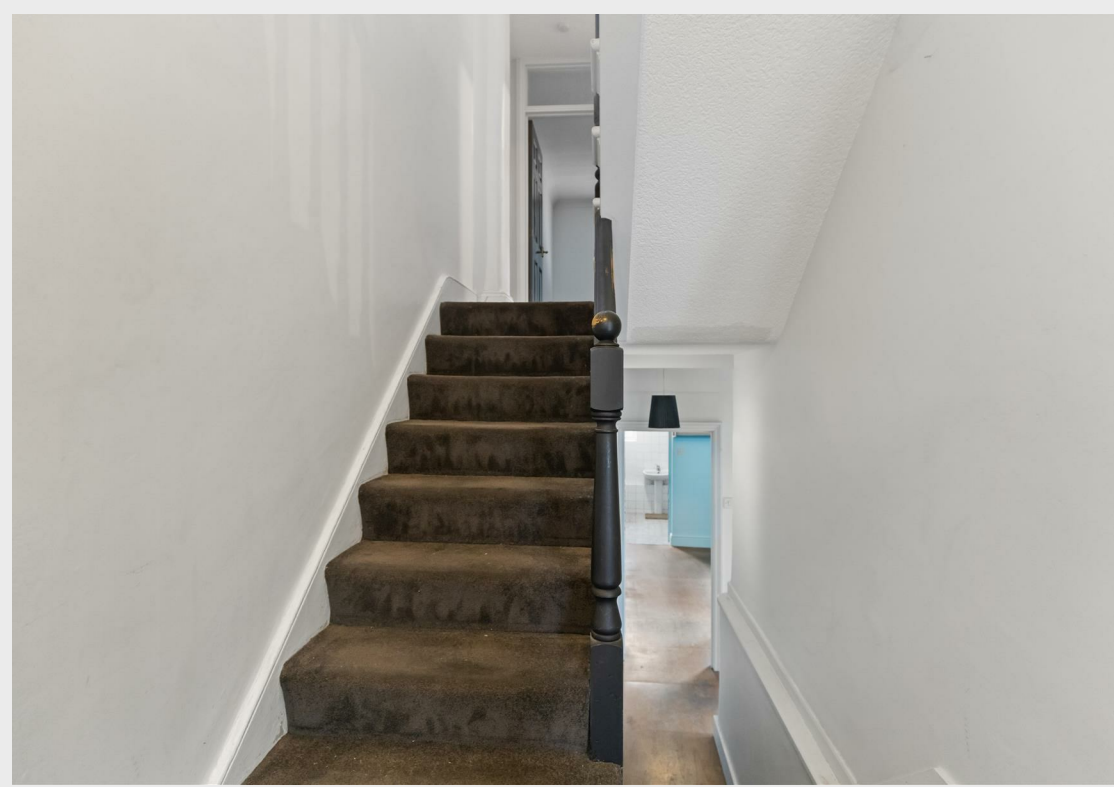
- Freehold title intact
- 1150 sq ft
- Extension possibilities (STPP)
- Off-street parking





Location





WAYNE
& SILVER

Pattison Road

£950,000

BEDROOMS

3

BATHROOMS

2

INTERNAL

1150.00 sq ft

LOCAL COUNCIL

Barnet

TENURE

Freehold



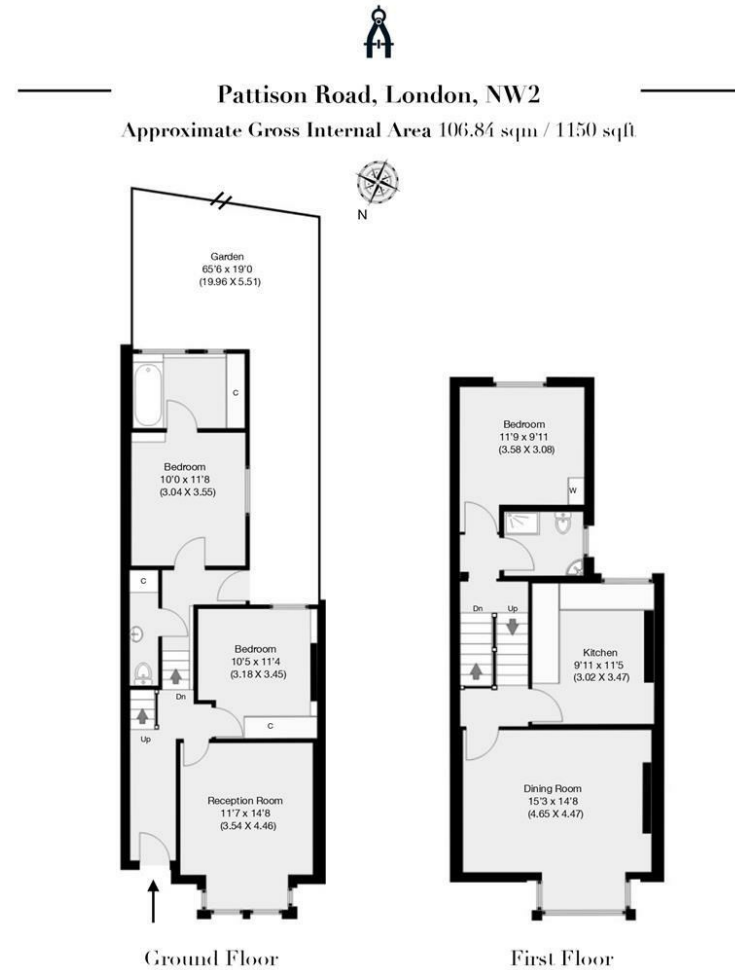
Floorplan & EPC

£950,000

IMPORTANT INFORMATION

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& SILVER**



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and should be used as such by any prospective buyer or lease. Specifically no guarantee is given on the gross internal floor area of the property in quotes on this plan and any figures given to assist guidance only and should be treated as such.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WAYNE & SILVER

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We would be delighted to tell you more
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