WILKINSONBYRNE
ESTATE AGENTS

Park View Crescent, N11 1JY

£525,000 FREEHOLD

A fantastic opportunity to acquire this three bedroom house the property is in need of refurbishment but provides a rare chance to style the house to your own taste. The house is close to both Arnos Grove Underground station (30 minutes to the West End) and New Southgate Overground station (20 minutes by train to the City Kings Cross or Moorgate) There are many well-served bus routes and easy access to the M1 and the M25 via the North Circular Road (A406). Local shopping areas include Southgate, Whetstone and Finchley, with Brent Cross shopping center also close by. Leisure facilities include the health club at Princess Park Manor.

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The Property Ombudsman

The Property Misdescriptions Act 1991: None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact. Wilkinson Byrne has no tested any equipment, fixtures or fittings or services and so cannot confirm that they are in working order. Wilkinson Byrne have not sight of the title documents and any reference to the tenure of the property is based on information supplied by the seller. Wilkinson Byrne are unable to confirm that the relevant Planning Permission and or Building Regulation Approval has been obtained where any structural alterations have occurred. A buyer is advised to obtain verification from their solicitor or surveyor of any of the above or any other fact prior to making an offer. Photographs are provided for illustration purposed only and do not depict what is included in the sale. All measurements are taken using a sonic tape, are approximate and for guidance only.

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These particulars, whilst believed to be accurate 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 fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

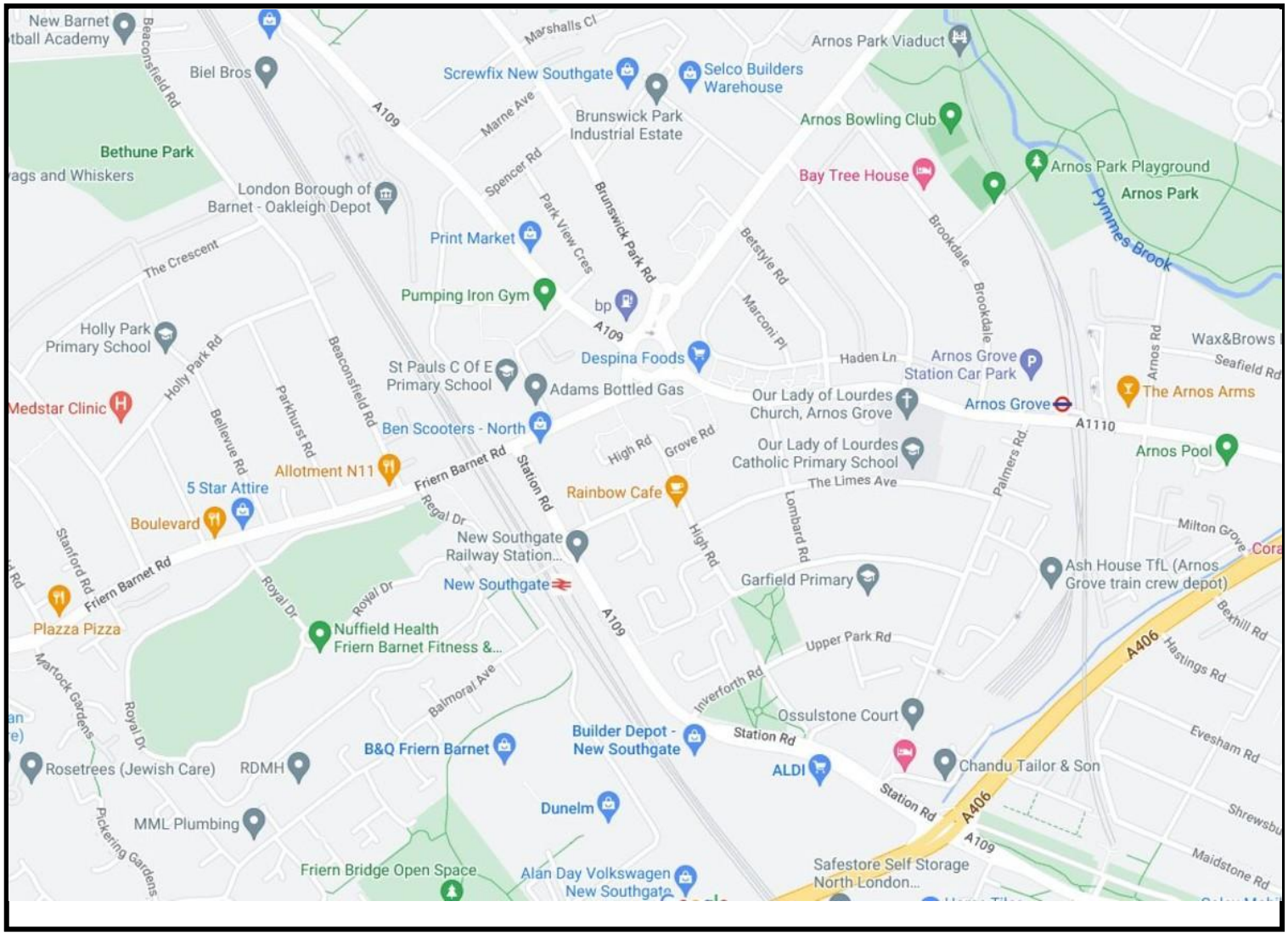
Park View Crescent, New Southgate, London, N11

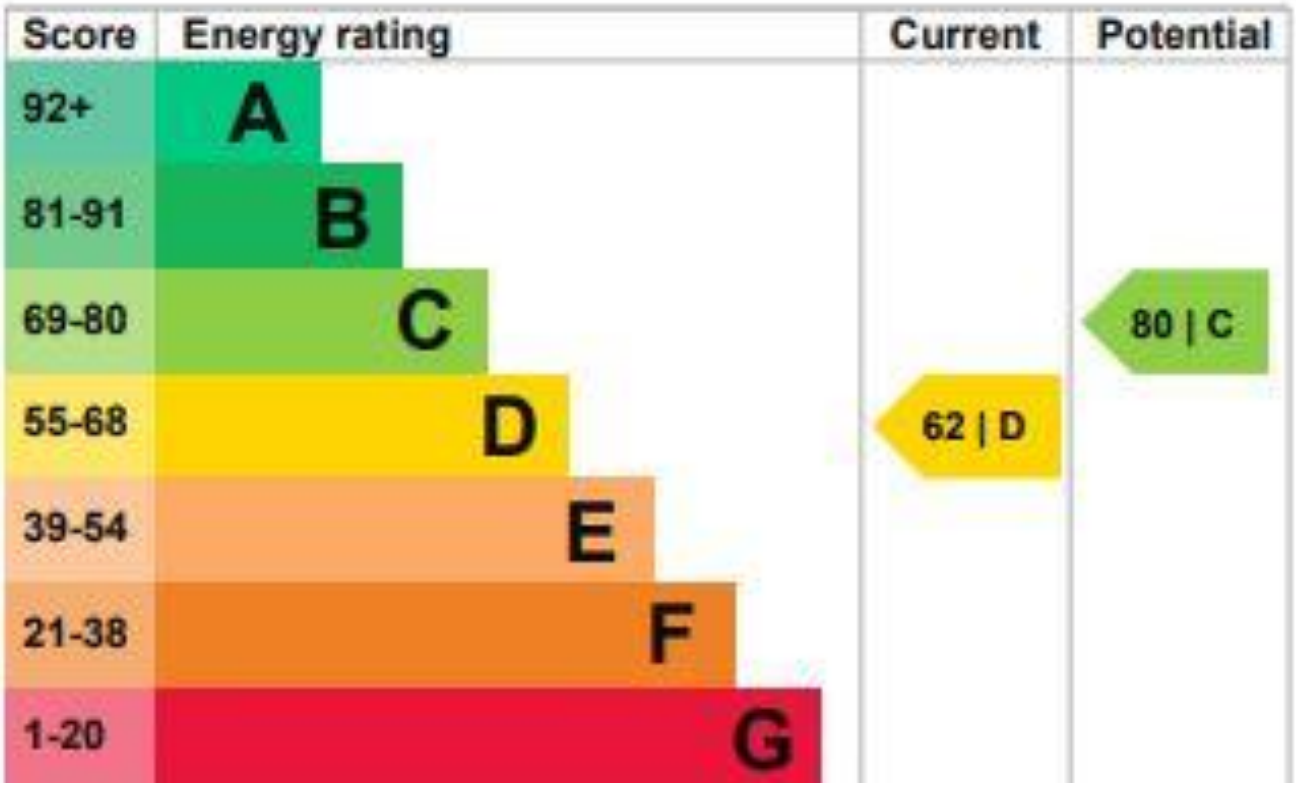
Approximate Area = 878 sq ft / 81.5 sq m (excludes store)

For identification only - Not to scale

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023.
Produced for Wilkinson Byrne. REF: 965259





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