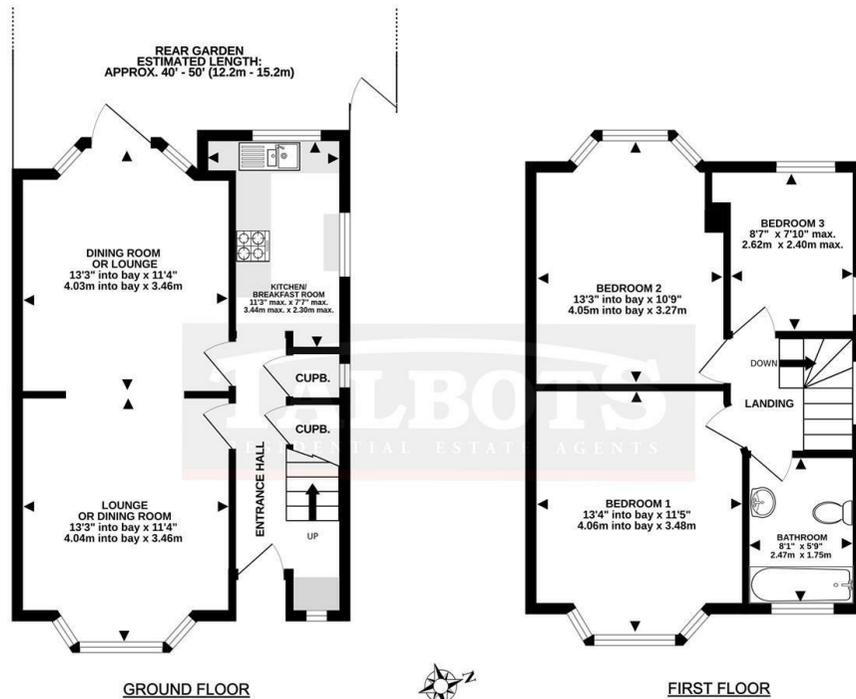




Selborne Gardens, London, NW4 4SH

Offers In Excess Of £575,000

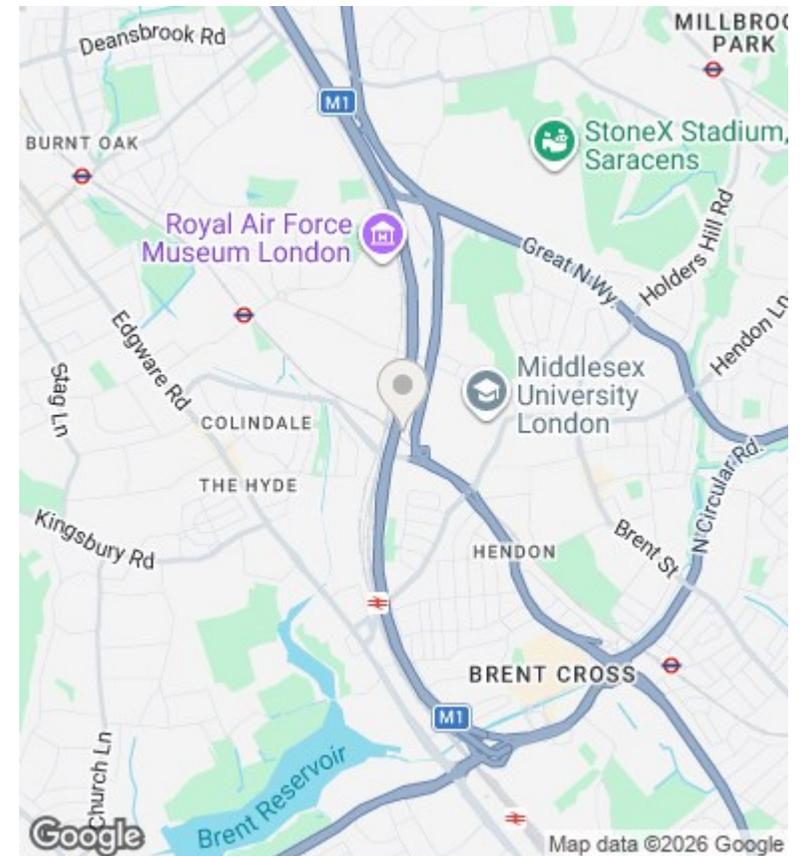
- Semi Detached House
- Fitted Kitchen
- EPC Rating C
- Garden
- Three Bedrroms
- Bathroom/Wc
- Chain Free
- Through Lounge
- Off Street Parking
- Sole Agents



SELBORNE GARDENS, HENDON, LONDON, NW4 4SH
TOTAL APPROX. FLOOR AREA: 848 SQ FT (78.8 SQ M)

Floor plan not to scale. Measurements shown are approximate and should not be relied upon for exactness. No responsibility is taken for any inaccuracy, error or omission. The floor plan is for illustrative purposes and is intended as a general guide of the property layout and nothing more. Anyone using this floor plan should check all measurements and layout details themselves. Any services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Directions

Viewings

Viewings by arrangement only. Call 020 82025511 to make an appointment.

Council Tax Band

D

EPC Rating:

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	

No warranty whatsoever can be given by Talbots as to the general state and condition of the property, including electrical wiring, heating systems and plumbing. All measurements are approximate and are stated for guidance purposes only and Talbots can accept no responsibility for errors in measurements. We have not had sight of the legal documents to verify the freehold or leasehold status of the property. A buyer is advised to obtain