



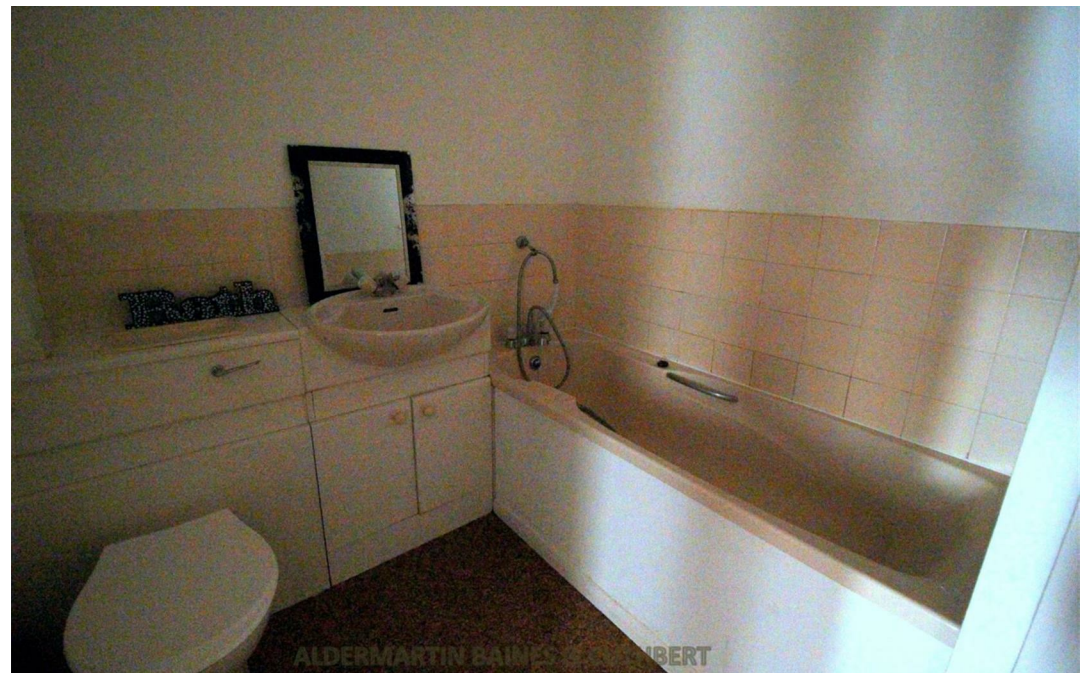
ALDERMARTIN BAINES & CUTHBERT

**Grace Close, Pavilion Way, London**

**£275,000**  
**Share of**

**£100,000**









- TWO BEDROOM FLAT
- OFF STREET PARKING
- VANITY UNIT IN BEDROOM ONE

- FIRST FLOOR
- VERY ACCEPTABLE CONDITION
- SEPARATE KITCHEN

- CENTRAL LOCATION
- SHARE OF FREEHOLD
- INVESTORS NOTE: TENANT WILL HAPPILY STAY ON

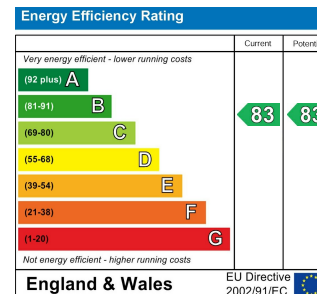
THIS PROPERTY IS ONLY AVAILABLE FOR LANDLORDS/INVESTORS.

This spacious and tidy two bedroom first floor double glazed flat is in a convenient location, being close to shops and travel links. Offering a large reception room, a separate fitted kitchen, and a full bathroom, this is a perfect purchase for a first time buyer or an investor.

The current tenants pay £1,450 per month.  
Lease: Approximately 113 Years unexpired;  
Service Charges: Approximately £1,165 per year. A SHARE OF THE FREEHOLD IS INCLUDED.

Disclaimer: -

In accordance with the 1991 Property Misdescriptions Act, these details, photographs, and the floor plan have been prepared in good faith and as a general guide, not a statement of fact. We have not carried out a survey and the services, appliances and specific fittings have not been tested. Measurements are approximate and where possible taken to the widest point. Any information regarding lease details, service charges, ground rent etc. have been supplied by our client and to the best of our knowledge is correct. However, we strenuously recommend that you ask your solicitor to ratify it. For details of our Affiliations, Redress Schemes, Fees, and Complaints Procedure, please visit [www.abcestates.co.uk](http://www.abcestates.co.uk)



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