





A TWO BEDROOM GROUND FLOOR GARDEN MAISONETTE – AUCTION CONTRACT SALE

A great opportunity to acquire this spacious ground floor maisonette that features a good size reception room that leads out to a 43ft sunny aspect rear garden. The property benefits from a long lease and resident's on-road parking.

All enquiries should be directed to S M Properties – Simon Mitchell – 07715 181757



KEY FEATURES

- AUCTION CONTRACT SALE – PRE AUCTION OFFERS CONSIDERED
- Lease term: 153 years remaining
- Modernisation required
- South-west facing garden
- Ground rent: Peppercorn

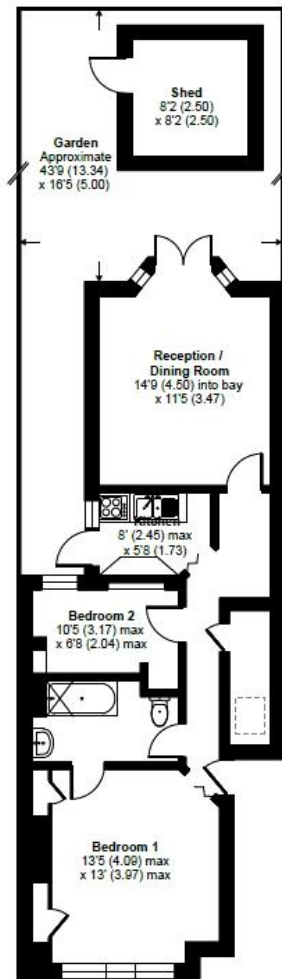


Russell Road, West Hendon, London, NW9



Approximate Area = 579 sq ft / 53.7 sq m
 Limited Use Area(s) = 35 sq ft / 3.2 sq m
 Outbuilding = 67 sq ft / 6.2 sq m
 Total = 681 sq ft / 63.1 sq m

For identification only - Not to scale



Denotes restricted head height

GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickhcom 2025. Produced for SM Properties. REF: 1456220

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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DISCLAIMER - Every attempt has been made to ensure accuracy. However, all measurements are approximate and for illustrative purpose only.

In accordance with The Consumer Protection from Unfair Trading Regulations 2008, these particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract.

We have not carried out a structural survey and the services and appliances have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of e.g. carpets or furniture. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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