

# ESTATE AGENTS

## Residential Sales & Lettings

45/47 Manor Park Crescent, Edgware, Middlesex, HA8 7LY

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Lynford Gardens, Edgware, Greater London. HA8 8TX

**Subject To Contract**

Ref: PRA10809

Viewing Instructions: Strictly By Appointment Only

These particulars are prepared with all due care attention for convenience of intending purchasers but their accuracy is not guaranteed and they do not form any part of a contract. Purchasers must themselves check by inspection or otherwise the accuracy of these particulars prior to signing a contract



## General Description

Recently sold in this sought after location, close to shops local amenities, transport links and places of worship.

**\*\* If you have a property to sell, please call us today on 020 8381 2908 for your up to date market appraisal!!\*\***

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## Accommodation

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### Services

Mains gas, mains electricity, mains water, mains drainage

### Tenure

We are informed that the tenure is Not Specified

### Council Tax

Band Not Specified

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*All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.*