

A-B-A-C-U-S

KENSAL RISE

Miss JCH Booker
23 Charlbert Court,
Charlbert Street
St Johns Wood
NW8 7BX

Tuesday, 29th May 2018

Dear Christine,

RE: Flat 2, 136 Fordwych Road, London, NW2

I, Craig Norman of Abacus Estates, confirm that Abacus Estates advertised for sale Flat 2, 136 Fordwych road in March 2008. Ms Julia Booker submitted an offer to purchase the property via our agent and this offer was accepted by the owner, Mr Narendra Nayee.

The property particulars as used to advertise the property at the time are included. As can be seen by the floor plan, the property included a separate shower room with shower, sink and toilet, and an open plan living/sleeping space with kitchen area.

Yours sincerely

Craig Norman

Director

For Sale

Studio

Fordwych Road, West Hampstead, NW2

Abacus Estates as Joint Sole Agents are pleased to offer a studio based on this quiet residential road situated close to West Hampstead & Kilburn's shops and amenities. The flat is neutrally decorated throughout, offers good living space, bathroom, kitchen and use of communal gardens making this flat an ideal first time buy or rental investment.

£125,000 Leasehold

Subject to Contract

Fordwych Road, West Hampstead, NW2

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VIEWING BY APPOINTMENT WITH AGENTS
Abacus Estates

OPEN MON-FRI 8.00AM TO 7.00PM
SAT - 9.30AM TO 4.00PM
SUN - BY PRIOR APPOINTMENT

Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/ verification.
2. The photograph depicts only certain parts of the property. The fittings illustrated may be included with the apartment/ house although the joinery and paint finishes may differ. No assumptions should be made with regards to parts of the property. Please ask for further information if required.
3. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquires.
4. Descriptions of the property are subjective and are used in good faith as an opinion and a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property.

N.B. Abacus Estates is a Trading name for and on behalf of Abacus Estates International Limited.

