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**HARRIS-TAYLOR**  
COMMERCIAL

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## ATTRACTIVE SELF-CONTAINED OFFICE BUILDING

7 NORTHFIELDS PROSPECT, LONDON SW18 1PE

FOR SALE FREEHOLD OR TO LET

830 sq ft (77 m2) APPROX PLUS ATTIC STORAGE



### Location

Northfields Prospect is a 1980's gated business courtyard development located at the junction with Putney Bridge Road opposite Wandsworth Park, close to Riverside Quarter. Mainline Railway Stations are available at Putney and Wandsworth Town and East Putney Underground Station (District line) is within about 10 - 12 minutes walk. Putney High Street is a few minutes drive away.

### Accommodation

This comprises a self-contained building over ground, first and second floors with each floor having its own separate entrance from a shared balcony. Amenities include electric night storage heaters, fitted carpets, entryphone, security alarm, attic storage, kitchenettes (ground & 2<sup>nd</sup> floor), two wc's and one car space.

**Misrepresentation Act 1967:** Harris-Taylor Commercial give notice that:-

- The particulars are set out as a general outline only for the guidance of the intending purchasers, and do not constitute, nor constitute part of, an offer or Contract.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- No representation or warranty is given whatever in relation to this property.

**Finance Act 1989:** Unless otherwise stated all prices, rents and figures quoted are exclusive of VAT.

**Property Misdescriptions Act 1991:** These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

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-2-

Approximate net internal floor areas are:

Ground floor	265 sq ft	(25m <sup>2</sup> )	plus wc
First floor	283 sq ft	(26m <sup>2</sup> )	
Second floor	<u>281 sq ft</u>	<u>(26m<sup>2</sup>)</u>	plus wc
Total area	829 sq ft	(77m <sup>2</sup> )	
plus attic storage	200 sq ft	(18m <sup>2</sup> )	

**Terms** Freehold - Offers invited in the region of £265,000

Leasehold - Alternatively a new lease will be granted on a full repairing and insuring basis outside the security of tenure provisions of The Landlord and Tenant Act 1954 (Part II) as amended for a term to be agreed subject to periodic rent reviews at a rent of £16,850 pa exclusive.

**Rating** We understand from the London Borough of Wandsworth that the property is assessed as follows:

Rateable Value	£12,250
Rates payable 2009/10	£5,892.25 (UBR £0.481)

Interested parties are advised to verify this information for themselves.

**Service Charge** £912 approx. (2009/ 10)

**Legal Costs** Each party to bear its own legal costs

**Viewing** Strictly by prior appointment through Sole Agents

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**NB** Please note that none of the equipment or services has been tested and interested parties are advised to satisfy themselves in this regard.

SUBJECT TO CONTRACT

EXCLUSIVE OF VAT IF APPLICABLE

Jan. 2010

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