



Beifei Zhou <z.beifei@gmail.com>

The date of the photos taken

Conor McGee <CMcGee@gibbs-gillespie.co.uk>
 To: Beifei Zhou <z.beifei@gmail.com>

Hi Befei,

This is the brochure from when you purchased (attached), our systems changed over in November 2022 so everything we have on that particular file is all unfortunately timestamped from over.

However, if you look at the screen grab below this is the advert related to the brochure, if you check the timestamp on the right hand side it dates back to 30/08/2017 as to when it was first posted. The attributes state it is a 2 bedroom semidetached in line with the brochure:

157 Pine Gardens, Ruislip, HA4 9TE - Registered 15/08/2017 - RUM170316

Flat or house name: 157 Pine Gardens
 Ruislip, Middlesex
 HA4 9TE United Kingdom
 Lat/Long: 51.57225, -0.399689

Vendor: Mr & Mrs Kishan Bhandari
 Mobile: 07904 236920
 E-mail: kishanbhandari@hotmail.com
 Mobile: 07708725220

Purchaser: Dr Beifei Zhou (ex-applicant)
 Mobile: 07928430121
 E-mail: z.beifei@gmail.com

Attributes:

- 2 Total Bedroom(s)
- 1 Reception Room(s)
- 1 Bathroom(s)
- House
- Semi Detached
- Garden
- Freehold

Relationships:

- Main Office: Ruislip Manor
- Key Contact: Ruislip Manor 1

Notes: Old System Code: RUM170523
 04/09/2017 CON - note of interest £400k - shah & also unproceable interest from kemp but didn't speak figures.
 Kishan and Arti
 Why did they call us?
 see our boards

Activity Feed:

- FILE SOURCES, Ruislip, HA4 9TE sale status changed from For Sale - Unavailable to For Sale - Available 30/08/2017 by Marie Hartnett
- No internet advertising switched off 30/08/2017 by Marie Hartnett
- 157 Pine Gardens, Ruislip, HA4 9TE: sale commission changed from 0% to 1.2% 30/08/2017 by Marie Hartnett
- 157 Pine Gardens, Ruislip, HA4 9TE: sale status changed from Market Appraisal to For Sale - Unavailable 30/08/2017 by Marie Hartnett
- feedback given 29/08/2017 by Conor O'Neill
- I/m
 Good afternoon Kishan,
 29/08/2017 by Conor O'Neill
- Letter: 'Validation Certificate', To Vendor: Mr & Mrs Kishan Bhandari 29/08/2017 by Marie Hartnett
- No answer 25/08/2017 by Lucy Attwood
- 157 Pine Gardens, Ruislip, HA4 9TE: price changed from £425,000 to £460,000 25/08/2017 by Marie Hartnett

Referrals / Leads:

- Auctions: First for Auctions
- Financial Services: Mortgage Scout
- Financial Services: Start
- Lettings: Acorn Group
- Lettings
- Medway Boards: SignHub Solutions
- Send ToB and approve details (Portal)
- Sevenoaks Boards: The Board Service Limited
- Surveyors (MAP): Portico - MAP Surveyors
- Surveyors (MAP): Acorn Group - MAP Surveyors
- Surveyors (IR): Romanes Surveyors

Is this any better?

[Quoted text hidden]

4 Page A4 Landscape Details NEW 2024 (1).pdf
 1648K



£400,000 Guide Price

Pine Gardens, Ruislip HA4 9TE

**GIBBS
GILLESPIE**



Key Features & Description

- Semi Detached House
- Reception/Dining Room
- Modern Kitchen & Ground Floor WC
- Master Bedrooms
- Separate Study
- Family Bathroom
- Rear Garden
- Off Street Parking
- EPC Rating B
- 660 sq ft/61.3 sq m

A superb opportunity to purchase a one/two bedroom semi-detached home located in a peaceful family friendly residential road. Pine Gardens is perfectly positioned just moments from Eastcote's shopping and transport facilities including the Metropolitan and Piccadilly Line Station. For the motorist the A40/Western Avenue is just a short drive away. For families there are highly regarded schools in the area for children of all ages including Newnham School and private nurseries and Montessoris and it's just a short stroll to local parks.



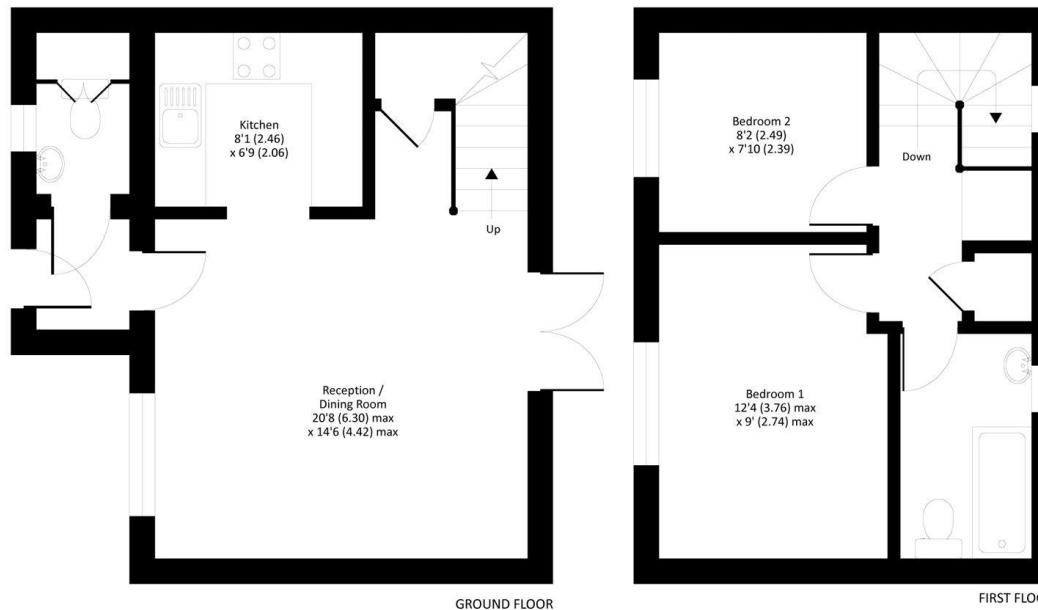
The accommodation briefly comprises a bright and spacious open plan reception/dining room with a patio door leading into the rear garden. The kitchen is complemented by a range of fitted wall and base units, run of worktops and integrated appliances. Completing this floor is a ground floor WC. On the first floor there is a large master bedroom, a study and a modern three piece family bathroom.

The well maintained rear garden is mainly laid to lawn with a paved patio area ideal for summer entertaining. To the front of the house



Pine Gardens, Ruislip, HA4 9TE

Main house gross internal area = 660 sq ft / 61.3 sq m
Total gross internal area = 660 sq ft / 60.3 sq m



All measurements are made in accordance with RICS Code of Measuring Practice
which are approximate and only for illustrative purposes.
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Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Gibbs Gillespie.