

The date of the photos taken

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

Hi Beifei,

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 n the attributes state it is a 2 bedroom semidetached in line with the brochure:

Conor McGee
Ruislip Manor

Organiser

Diary

Applicant

Property

Lettings

Contact

Company

Reports

Apps

Quick List

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

Details

Match

Journal

Offers (5)

Viewings and Keys (1)

...

Flat or house name

157 Pine Gardens

Ruislip

Middlesex

HA4 9TE

United Kingdom

Lat/Long

51.57225, -0.399889

Vendor

Mr & Mrs Kishan Bhandari

Mobile

07904 236920

E-mail

kishanbhandari@hotmail.com

Mobile

Arti - 07708725220

+ Add another

Next call

01/12/2017

set

Purchaser

Dr Beifei Zhou (ex-applicant)

Mobile

07928430121

E-mail

z.beifei@gmail.com

Relationships

Main Office

Ruislip Manor

Key Contact

Ruislip Manor 1

Active

Sales

Status

Completed

Agency

Sole Agent

Sub agents

Disposal

Private Treaty

AI Descriptions

Marketing

Guide Price

£400,000

Commission

1.2

%

Financial

Attributes

2 Total Bedroom(s)

1 Reception Room(s)

1 Bathroom(s)

House

Semi Detached

Garden

Freehold

EPC

Rooms

Enter strapline

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 families there are highly regarded schools in the area for children of all ages including Newnham School and private nurseries and Montessoris. 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 in the front of the house.

Activity Feed

Type to filter activity

157 Pine Gardens, Ruislip, HA4 9TE: sale status changed from Unavailable to For Sale - Unavailable

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

30/08/2017 by Marie Hartnett

Notes

Old System Code: RUM170523

04/09/2017 CON - note of interest £400k - shah & also unproceedable interest from kemp but didn't speak figures.

Kishan and Arti

Why did they call us?

seen our boards

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 (R): Ruislip 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.



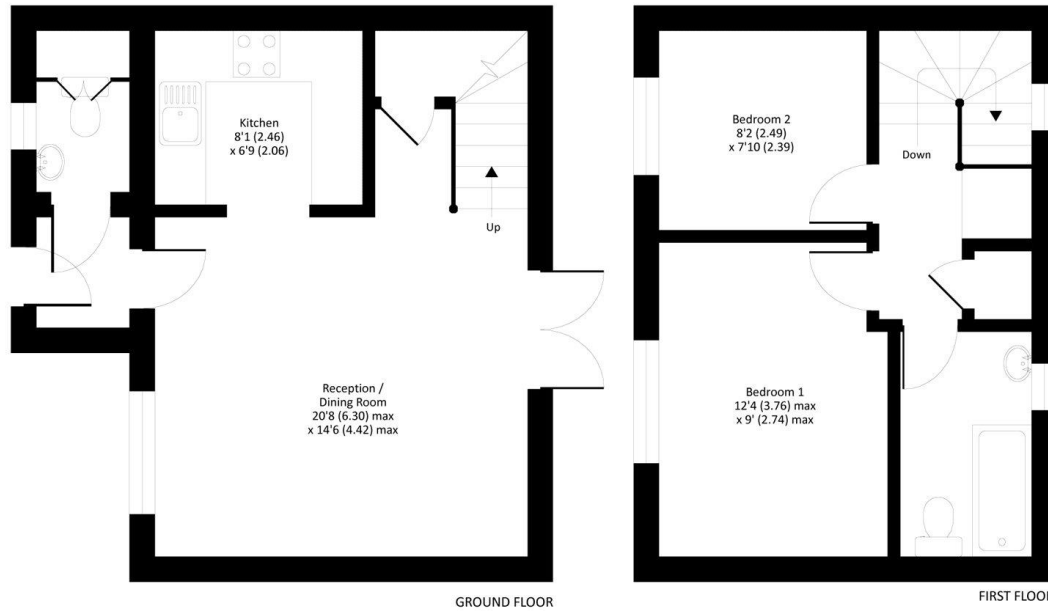
The accommodation briefly comprises a bright and spacious open plan reception/dining room with a patio door leading into the rear garden. The kitchen is complemented by a range of fitted wall and base units, run of worktops and integrated appliances. Completing this floor is a ground floor WC. On the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