

Mr Amarjit Jhand
118 Bedford Avenue
Hayes
Greater London
UB4 0DU

22nd October 2024

Dear Mr Jhand,

Re: 118 Bedford Avenue, Hayes, Greater London, UB4 0DU

Thank you for inviting me to meet you to discuss the possible sale of your property. I have listed below our marketing proposals and our recommendation on the price.

Our Recommended Asking Price

Our recommended asking price is £500,000 to £525,000 assuming vacant possession. We have not carried out a survey, so this figure assumes that the structure is sound.

To arrive at this figure your property has been compared with those of a similar size and location, which are either currently on the market or have been sold recently. Current market conditions and outlook have also been considered.

Marketing Your Property

- **Property Particulars**

We would prepare high quality particulars to include colour photographs, floorplans and a detailed description of the property to send to all relevant buyers on our database.

- **Internet**

We will feature your property on our own website www.stonesproperty.co.uk and will ensure it is on the leading web portals including [Rightmove](#), [Zoopla](#) & [On The Market](#) and a variety of other sites.

- **Advertising**

We will ensure that your property is featured on the first page of [RIGHTMOVE](#).

- **For Sale Boards**

We strongly recommend that you display a For Sale board outside your property if this is applicable, as this is proven to assist in generating enquiries.

Viewings

All viewings will be strictly by appointment with you, at a time that suits and will be confirmed beforehand. In normal circumstances we will accompany all viewings and give you constructive feedback afterwards.

Our Terms

To sell your property on a Sole Agency/Exclusive basis, we will charge **1%+VAT** of the sale price.

Please note that our advice is only provided to help you decide how to market your property. The recommended asking price is not a formal valuation but merely advice for the purpose of marketing.

I am extremely keen to be involved in the sale of your property and I am confident that Stones Property can achieve the best possible result for you.

Yours sincerely,

Rohan Mohan
Sales Co Ordinator
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