Dexters

London Property Professionals

Mr Umang Gandecha
Londonist Investments
SW3 5UW

Monday 27th November 2023

Dear Mr Gandecha,

Re: 323 Green Lanes, Finsbury Park, London, N4 2ES

Thank you for inviting me to carry out a market appraisal of your property and I write to confirm my thoughts about the value. I believe you may see offers starting from £3,000,000 up to a maximum of £3,750,000. As discussed we suggest an asking price in the region of £3,750,000.

Dexters is London's leading independent Estate Agent with 40 offices in central London, 18 of which are prime central London and over 80 across the capital. With over 70% of new business coming from referrals and repeat business, we pride ourselves on our outstanding professional service.

Our teams are local and are passionate about the area. We view every property before marketing so that we're best placed to convince buyers to come and view. We love the phone and don't hide behind email as we know that out of every 20 viewings booked, only 3 come from internet enquiries, so we generate the other 17 by talking to hundreds of buyers every day, creating interest and excitement.

We also never miss a call with our 8AM-8PM service, 7 days a week with a team of 30 Sales Consultants based in our Mayfair Showroom.

We currently have 200,000 people registered with us looking for a London property, with our website attracting over 100,000 visits a week.

We arrange up to 50,000 viewings for properties across London every month, sales and lettings. On average, we spend up to 200 hours selling or letting each property, as that's what it takes to make sure that we have the best buyer paying the best price.

As discussed, along with our Finsbury Park Office, we will be sharing your property with our Dartmouth Park & Tufnell Park, Kentish Town & Camden, Hampstead, Islington, Muswell Hill, St. John's Wood, Finchley and Highgate office, so you will have many busy sales teams working hard to get you the best possible result.

I will call you in the next few days. In the meantime, please do call me if I can help in any way

Yours sincerely,

George Kettiros
Director
Dexters Finsbury Park Office
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