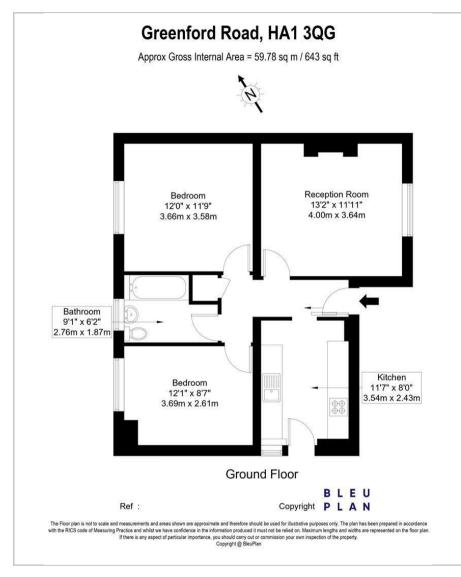
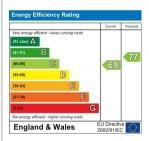


#### Floor Plan



- NO UPPER CHAIN
- NEWLY REFURBISHED
- GROUND FLOOR FLAT
- TWO DOUBLE BEDROOMS
- 133 YEAR LEASE
- NEWLY FITTED KITCHEN
- CONTEMPORARY FAMILY BATHROOM
- LIGHT FILLED LOUNGE
- COMMUNAL REAR GARDENS
- SHORT WALK TO SUDBURY HILL PICCADILLY LINE STATION

# **Energy Efficiency Graph**



	Current	Potentia
Very environmentally friendly - lower CO2 emissio	ıns	
(92 plus) 🛝		
(81-91)		
(69-80) C		
(55-68) D		
(39-54)		
(21-38)		
(1-20) G		







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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