

£1,000,000









Floor Plan

St. Andrews Close, NW2 6RD Approx Gross Internal Area = 167.41 sq m / 1801 sq ft Garden Area = 140.94 sq m / 1517 sq ft Total Area = 308.35 sq m / 3319 sq ft Bathroom 8'9" x 8'9" 2.74m x 2.74m WC 6'2" x 2'6" 1.90m x 0.80m 13'4" x 10'9" 4.09m x 3.35n Ground Floor First Floor Ref : The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should

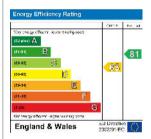
- Off Street Parking
- Well Presented Throughout
- Further Potential to Extend (Stpp)
- 200 Yards to Gladstone Park
- Detached Family Home
- Sought After Location

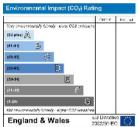






Energy Efficiency Graph





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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