



## 6 EMPEROR LANE

AYLESBURY, HP22 7DE

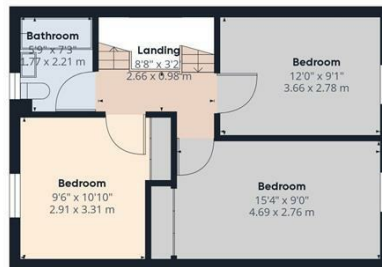
**£565,000**  
**FREEHOLD**

George David are pleased to bring to the market this fantastic four bedroom house located in the new and popular Kingsbrook development in Aylesbury. Accommodation is set over three floors and offers living room, kitchen/diner, cloakroom, four bedrooms, en suite and family bathroom.





Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>81</sup>**

1514.27 ft<sup>2</sup>  
140.68 m<sup>2</sup>

**Reduced headroom**

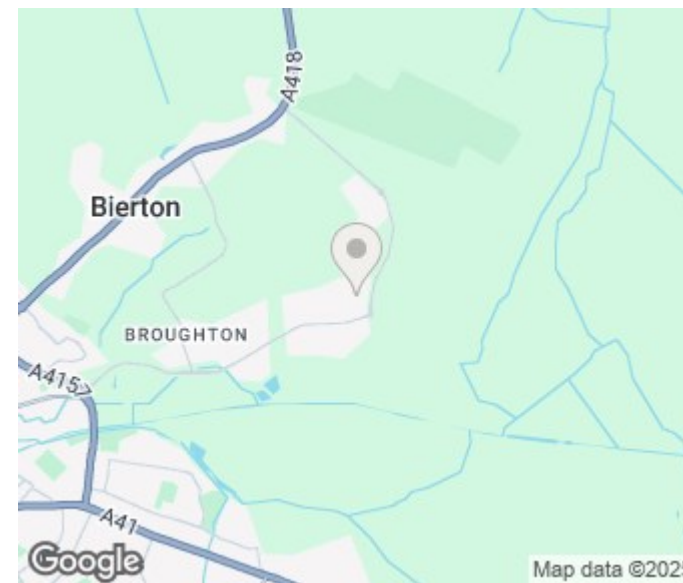
28.74 ft<sup>2</sup>  
2.67 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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