

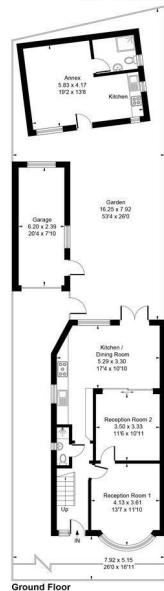


Approximate Gross Internal Area = 99.62 sq m / 1072 sq ft

Garage = 15.26 sq m / 164 sq ft

Outbuilding = 25.32 sq m / 273 sq ft

Total = 140.20 sq m / 1509 sq ft

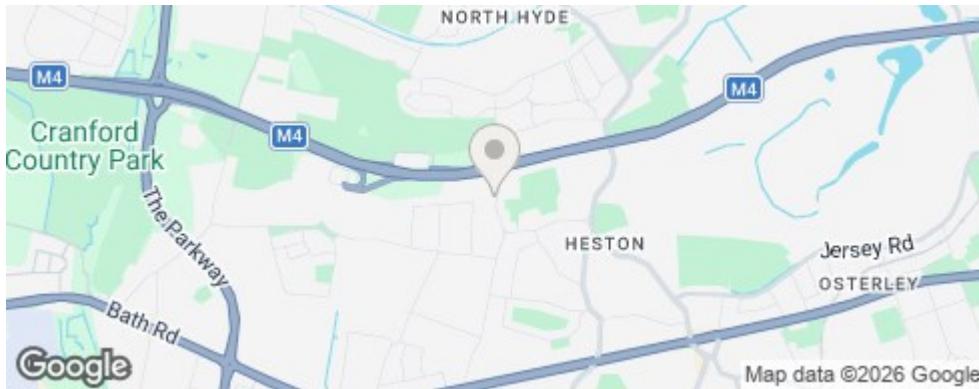


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.

This plan is for indicative purposes only and should not be used as such by any prospective purchaser.

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

OFFICE DETAILS

0208 570 7258

heston@shawandcoestates.com



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

Shaw & Co
ESTATE AGENTS

OFFICE ADDRESS
10 Central Parade
New Heston Road
Heston
Middlesex
TW5 0LH