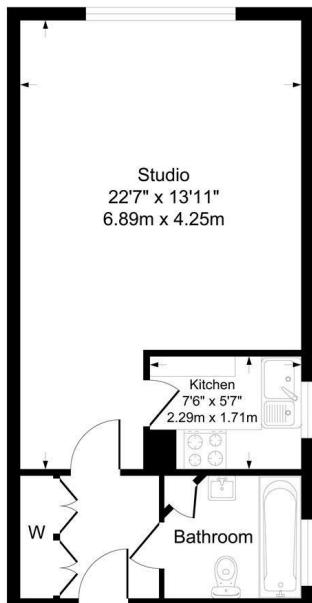
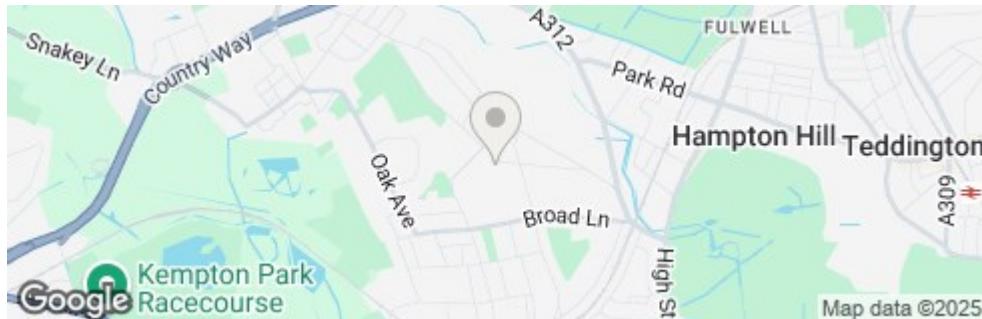




Approximate Gross Internal Area  
401 sq ft - 37 sq m



- 1
- 1
- 1



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	

- Studio Flat
- Ground Floor
- Chain Free
- Separate Kitchen
- Larger Than Average

Agents Note: These particulars are for guidance only. All measurements are approximate and should be rechecked by buyers / tenants. While care has been taken to ensure accuracy, they should be solely relied upon.

**Shaw & Co**  
ESTATE AGENTS

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