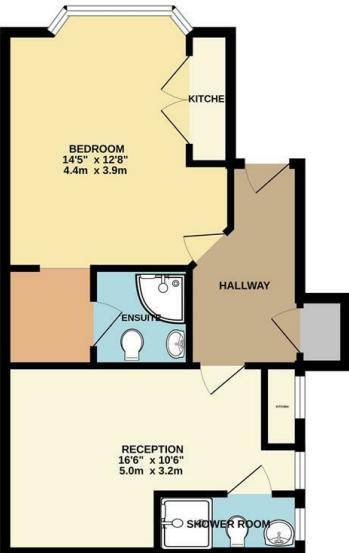




GROUND FLOOR  
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA: 472 sq ft (43.8 sq m) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and no dimensions should be relied upon for the purchase or sale of this property. No warranty or guarantee is given in respect of the floorplan. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is the copyright of the estate agent and may not be reproduced without written consent and no guarantee is given as to their accuracy or efficiency can be given.  
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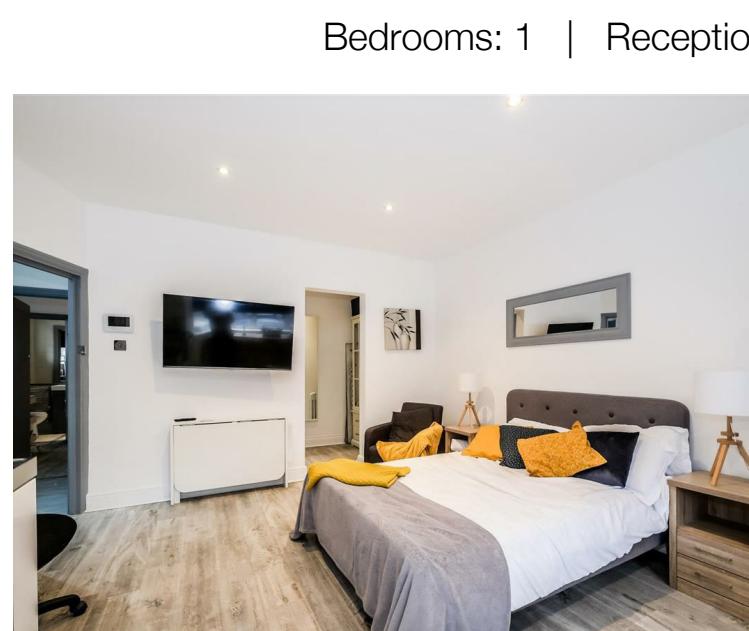
Council: Redbridge | Council Tax Band: New Build | Floor Area: sq ft

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	



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



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