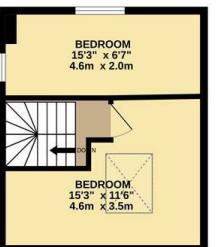




FIRST FLOOR  
500 sq ft. (53.5 sq m.) approx.

SECOND FLOOR  
272 sq ft. (25.2 sq m.) approx.



TOTAL FLOOR AREA: 852 sq ft. (79.3 sq m.) approx.  
While every attempt has been made to insure the accuracy of the floorplan contained here, measurements are taken from the original plan and are not guaranteed to be correct. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The agent has not tested any of the services or fixtures and fittings and no guarantee is given as to their operability or efficiency can be given.  
Area with dimensions only.

Council: Redbridge | Council Tax Band: B | 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	65	70
(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.

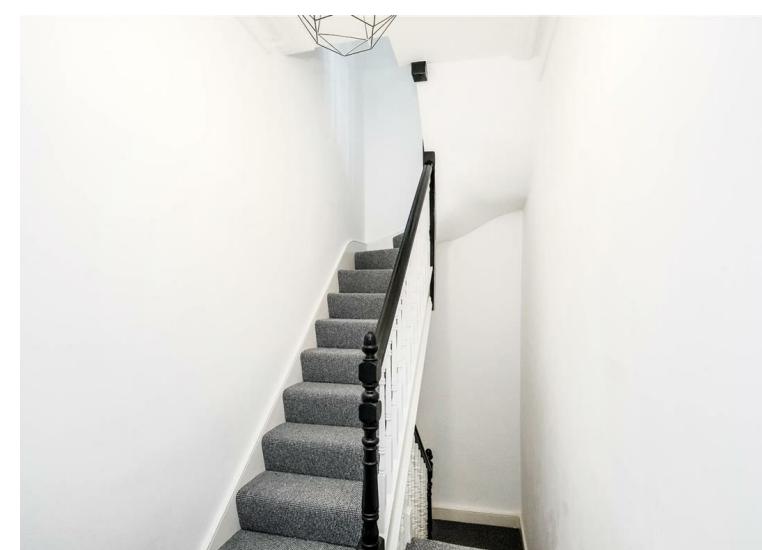
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



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