

# TATES

Residential Sales & Lettings



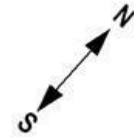
**Russell Road, London W14 8JD**

**£775,000**

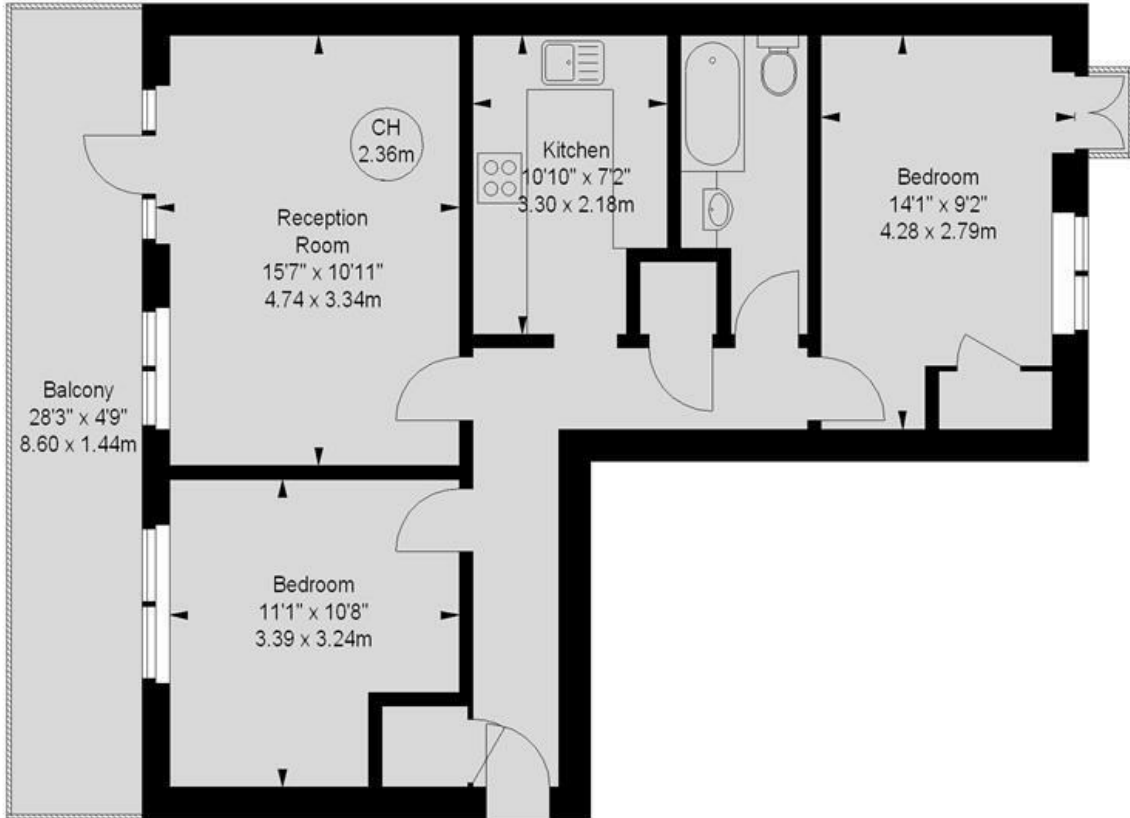
- Two Bedrooms
- Balcony
- Off Street Parking
- 2nd Floor (with lift)
- Communal Garden
- Excellent Order Throughout

# Knogle House, W14

Approximate gross internal area  
645 sq ft / 59.92 sq m



Key :  
CH - Ceiling Height



Second Floor

Illustration For Identification Purposes Only. Not To Scale  
\*Floorplan Drawn According To RICS Guidelines

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 82                      | 82        |
| (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 |           |

Whilst these particulars are believed to be correct, no guarantee can be given for the measurements, appliances or services. It is our recommendation that all are tested. These are not intended to form part of any contract. Tates accept no responsibility for their accuracy.

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