



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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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### Communal entrance hallway

Mail boxes. Concierge desk. Stairs and lifts to all floors.

### Entrance Hallway

Storage cupboard. Doors to bathroom and living area. Space for desk/study area.

### Living Room/Kitchen

Juliette balcony giving far reaching views Fitted with a range of high gloss wall and base mounted units with integrated appliances.

### Double Bedroom

Juliette balcony giving far reaching views.

### Bathroom

A luxury fully tiled bathroom suite comprising bath with rainfall shower, wand attachment and glazed shower screen over, back to wall WC and wash hand basin with vanity unit. Vanity mirror with feature lighting. Heated chrome towel rail.

### Lease

125 years from 2017. 118 years remaining.

### Maintenance

£1082 for the current six month period January to June 24.

### Ground Rent

£300 per annum

