

Taylor Phelps are pleased to offer this two bedroom ground floor apartment with private patio area's to both front and rear, positioned close to the town centre and train station which serves central London. This apartment benefits from long 900+ year lease and is available chain free.









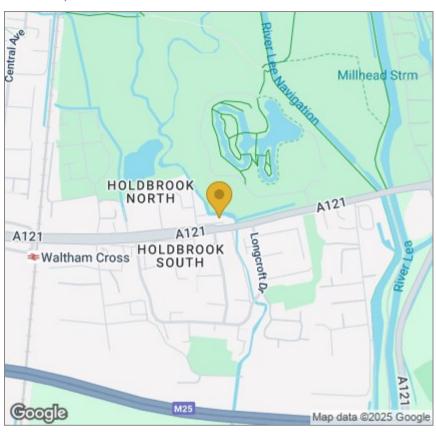




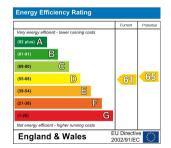
Floor Plan

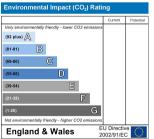
## **GROUND FLOOR** 610 sq.ft. (56.6 sq.m.) approx. BEDROOM 2 10'7" x 6'11" 3.22m x 2.10m LOUNGE 13'10" x 10'9" 4.21m x 3.27m HALLWAY KITCHEN 12'0" x 5'7" 3.65m x 1.70m **CUPBOARD BEDROOM 1** 11'11" x 8'6" 3.63m x 2.59m TOTAL FLOOR AREA: 610 sq.ft. (56.6 sq.m.) approx. Whilst every attempt has been made to ensure the accuracy of the flooplan containment here, measurement of doors, windows, comes and any other terms are approximate and no responsibility to state for any error, emission or mis-state and any other terms are approximate and no responsibility to state for any error, emission or mis-state and any other terms are approximate and no places. The state of the place of the properties of the places and pull properties places and pull properties are also and properties and pull properties and pull properties are also and properties and properties are also and properties and properties are also and properties and properties are also and properties are also and properties and properties are also and properties are also and properties are also and properties and properties are also and properties ar

## Area Map



## **Energy Efficiency Graph**





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.









