

Shaw & Co
ESTATE AGENTS



GUIDE PRICE

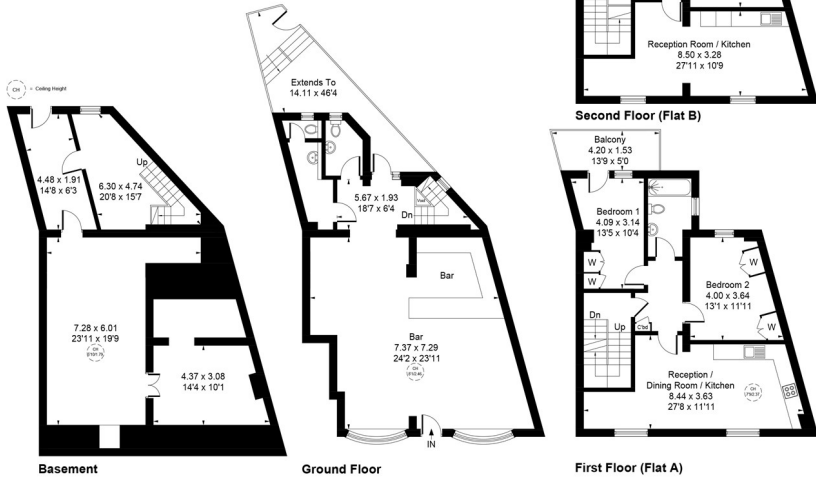
£1,285,000

London Road

Brentford, TW8 8JB



Approximate Gross Internal Area
 Basement = 76.26 sq m / 821 sq ft
 Ground Floor (Excluding Void) = 73.18 sq m / 788 sq ft
 First Floor (Flat A) = 67.89 sq m / 731 sq ft
 Second Floor (Flat B) = 57.55 sq m / 619 sq ft
 Total = 274.88 sq m / 2959 sq ft



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 purchase.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	76	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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