

HANSON  
ESTATES

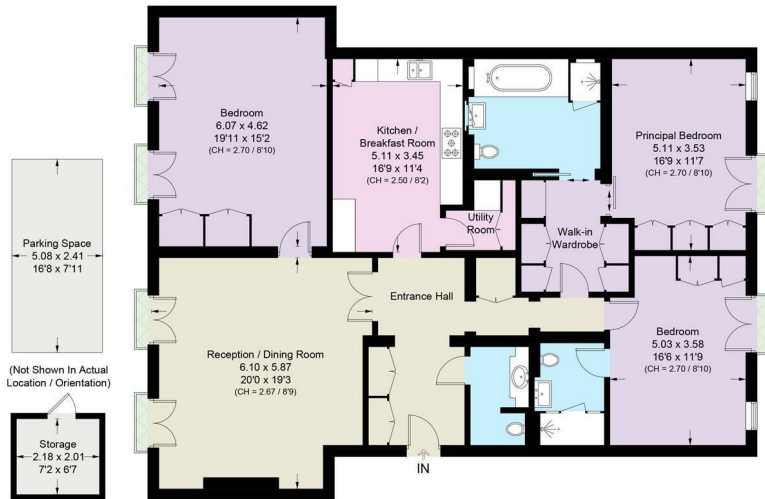
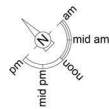
£4,000,000

**Ebury Square**

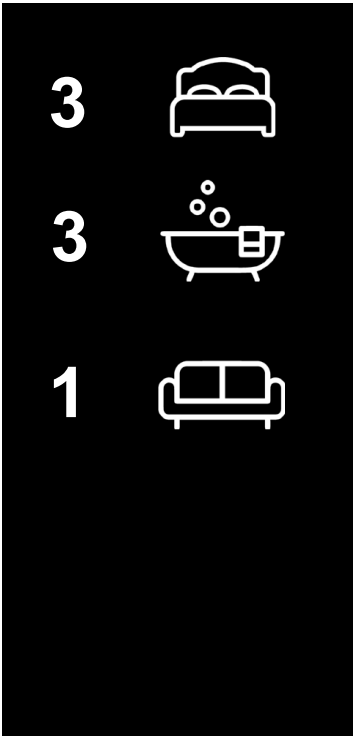
London, SW1W 9AH

**Ebury Square, SW1W**

Approximate Area = 1830 sq ft / 170.0 sq m  
Storage = 47 sq ft / 4.4 sq m  
Total = 1877 sq ft / 174.4 sq m  
Including Limited Use Area (4 sq ft / 0.4 sq m)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1142947)



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

**HANSON**  
ESTATES

**OFFICE ADDRESS**  
Mayfair 23 Berkeley Square  
Mayfair  
Westminster  
W1J 6HE

**OFFICE DETAILS**  
02036335444  
aaron@hansonestates.com