

£1,000,000









Floor Plan

St. Andrews Close, NW2 6RD Approx Gross Internal Area = 167.41 sq m / 1801 sq ft Garden Area = 140.94 sq m / 1517 sq ft Total Area = 308.35 sq m / 3319 sq ft Bathroom 8'9" x 8'9" 2.74m x 2.74m WC 6'2" x 2'6" 1.90m x 0.80m 13'4" x 10'9" 4.09m x 3.35r Ground Floor First Floor Ref : The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should Copyright @ BLEUPLAN

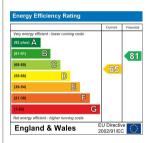
- Off Street Parking
- Well Presented Throughout
- Further Potential to Extend (Stpp)
- 200 Yards to Gladstone Park
- Detached Family Home
- Sought After Location







Energy Efficiency Graph



<u> </u>	Current	Potentia
Very environmentally friendly - lower CO2 en	vissions	
(92 plus) 🔼		
(81-91)		
(69-80) C		
(55-68) D		
(39-54)		
(21-38) F		
(1-20)	G	

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