

ST AIDAN'S COURT, ST AIDAN'S ROAD



£610,000

Stunning 'Duplex' apartment set over two floors of this desirable church conversion. Extended and extensively remodelled by the current owners, their carefully considered design-led approach has resulted in a calm, contemporary interior flooded with light. The apartment now boasts over 1100 sqft of split-level living spaces that feature high-end appliances and stylish fittings and finishes throughout. Surrounded by delightful, landscaped communal gardens, and allocated off street parking, No.9 offers everything you could want for modern life, and much more.. it simply must be seen to be fully appreciated!

TUFFIN & WREN

Independent Estate Agents

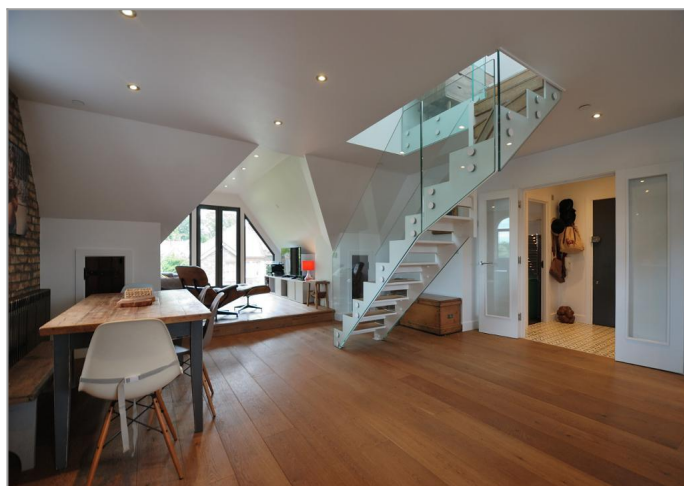
Open-Plan Living - Alternative View



Open-Plan Kitchen Space



Open-Plan Living/Dining Spaces



Open-Plan Dining/Living



Further Information

For more details please call us on **020 8566 3366** or send an email to homes@tuffin-wren.co.uk.

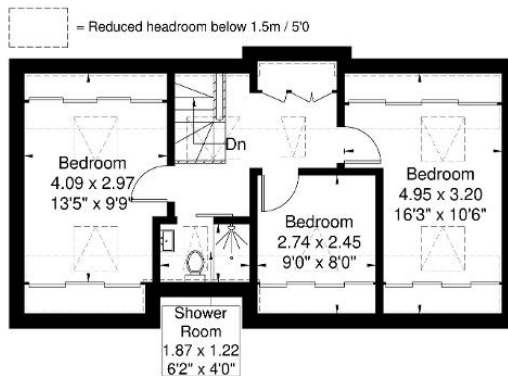
Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

St Aidan's Court

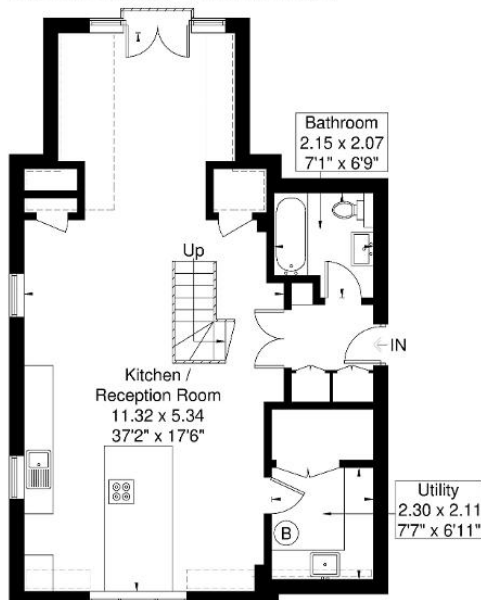
Approximate Gross Internal Area = 85.2 sq m / 916 sq ft

Reduced Headroom = 31.3 sq m / 336 sq ft

Total = 116.5 sq m / 1252 sq ft



Third Floor Reduced Headroom
25.6 sq m / 275 sq ft 22 sq m / 236 sq ft



Second Floor Reduced Headroom
61.9 sq m / 666 sq ft 9.2 sq m / 99 sq ft

Although every attempt has been made to ensure accuracy, all measurements are approximate.

The floorplan is for illustrative purposes only and not to scale.

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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		