



andrew nunn
ASSOCIATES



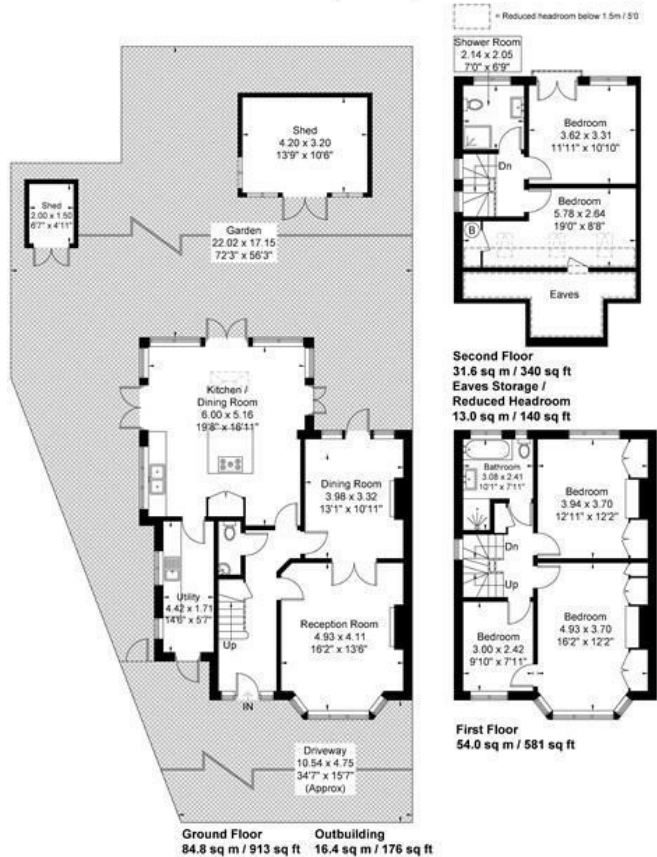
£1,350,000

Gunnersbury Gardens

London, W3 9AE

Gunnersbury Gardens

Approximate Gross Internal Area = 170.4 sq m / 1834 sq ft
 Eaves Storage / Reduced Headroom = 13.0 sq m / 140 sq ft
 Outbuilding = 16.4 sq m / 176 sq ft
 Total = 199.8 sq m / 2150 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.
 © www.perspective.co.uk



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



OFFICE ADDRESS
 66 South Parade
 Chiswick
 London
 W4 5LG

OFFICE DETAILS
 020 8995 1500
 sales@andrewnunnassociates.co.uk