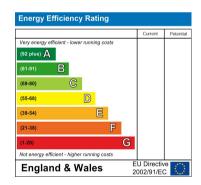


Evelyn Road, W4 Approx Gross Internal Area = 84.56 sq m / 910 sq ft Home Office = 7.15 sq m / 77 sq ft Storage = 3.25 sq m / 35 sq ft Total = 94.96 sq m / 1022 sq ft Garden Extends To 355" x 10'6" 10.82m x 3.23m Batheoom 74" x 6"2" 2.25m x 1.89m Ground Floor

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 whist we have confidence in the information produced it must not be reflect on. Maximum lengths and widths are represented on the floor plan. If there is any espect of particular importance, you should carry out or commission your own inspection of the property.

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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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