



andrew nunn
ASSOCIATES

£1,470,000
Elgar Avenue
London, W5 3JU

Elgar Avenue

Approximate Gross Internal Area = 213.4 sq m / 2296 sq ft
Eaves / Reduced Headroom = 14.0 sq m / 150 sq ft
Total = 227.4 sq m / 2446 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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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

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	59	74
EU Directive 2002/91/EC		