



andrew nunn
ASSOCIATES

PER MONTH

£2,600 Per Month
Melville Villas Road

London, W3 8QX

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Approximate Gross Internal Area 83 sq m / 893 sq ft

Under 1.5m head height



Third Floor


Fourth Floor

Floor Plan produced for Andrew Nunn Associates by Mays Floorplans © . Tel 020 3397 4594

Illustration for identification purposes only, not to scale

All measurements are maximum, and include wardrobes and window bays where applicable



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|---|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | 75 | 75 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 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

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