

L·D·B

SALES, LETTINGS
& MANAGEMENT



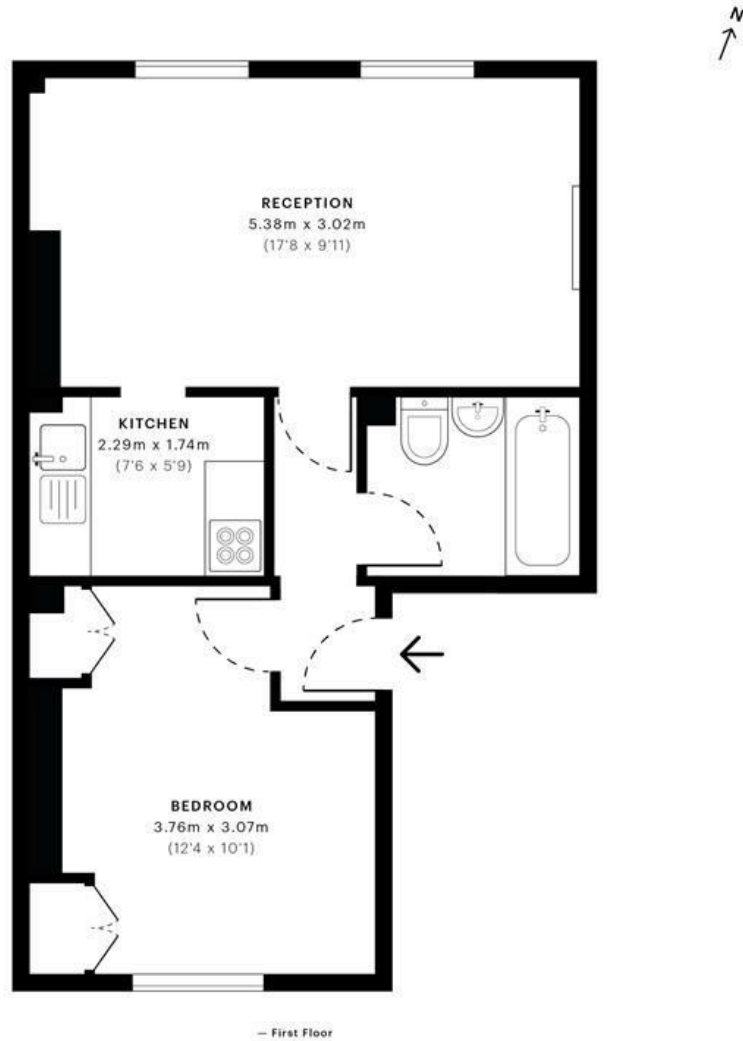
GREYHOUND ROAD, LONDON

LOCATED ON GREYHOUND ROAD, THIS CHARMING FLAT OFFERS A PERFECT BLEND OF COMFORT AND CONVENIENCE. SPANNING 417 SQUARE FEET, THE PROPERTY FEATURES A WELL-APPOINTED RECEPTION ROOM THAT SERVES AS AN INVITING SPACE FOR RELAXATION OR ENTERTAINING GUESTS. THE BEDROOM IS THOUGHTFULLY DESIGNED TO PROVIDE A PEACEFUL RETREAT, ENSURING RESTFUL NIGHTS IN THE BUSTLING CITY.

THE FLAT INCLUDES A MODERN BATHROOM, EQUIPPED WITH ESSENTIAL AMENITIES TO CATER TO YOUR DAILY NEEDS. ITS PRIME LOCATION MEANS YOU ARE JUST MOMENTS AWAY FROM A VARIETY OF LOCAL SHOPS, CAFES, AND TRANSPORT LINKS, MAKING IT AN IDEAL CHOICE FOR THOSE SEEKING TO IMMERSE THEMSELVES IN THE VIBRANT LONDON LIFESTYLE.

WHETHER YOU ARE A FIRST-TIME BUYER OR LOOKING FOR A RENTAL INVESTMENT, THIS FLAT PRESENTS AN EXCELLENT OPPORTUNITY TO OWN A PIECE OF LONDON REAL ESTATE IN A GREAT LOCATION. WITH ITS PRACTICAL LAYOUT AND PROXIMITY TO THE CITY'S ATTRACTIONS, THIS PROPERTY IS SURE TO APPEAL TO A WIDE RANGE OF PROSPECTIVE RESIDENTS. DON'T MISS THE CHANCE TO MAKE THIS DELIGHTFUL FLAT YOUR NEW HOME.

£315,000



GROSS INTERNAL AREA (GIA)
The footprint of the property
38.76 sqm / 417.21 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
36.04 sqm / 387.93 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 38.21 sqm / 411.29 sqft
IPMS 3C RESIDENTIAL 36.16 sqm / 389.22 sqft

APFC ID: 5f8728ec1772e60d90720736

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		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	