

Emma's

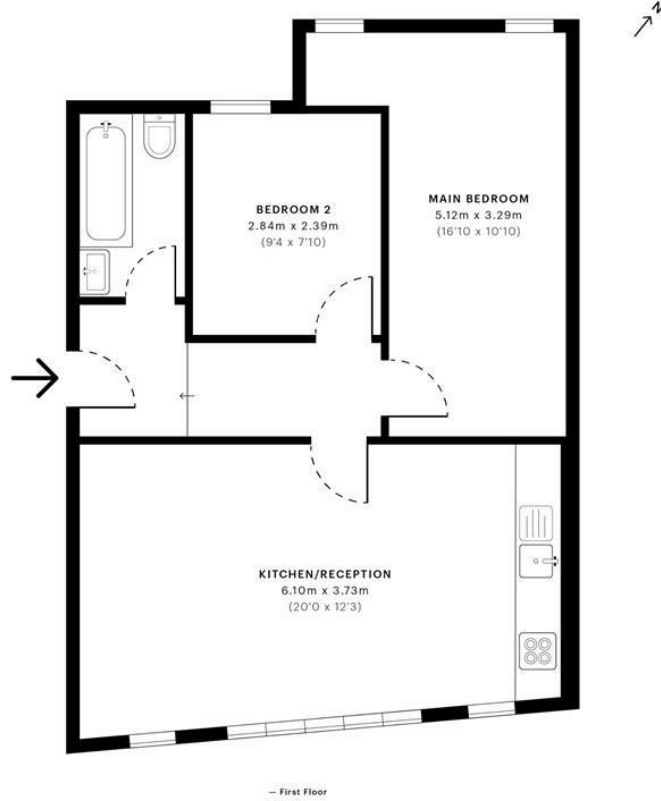


Flat G, Raleigh House, 9 Westbury Avenue, London, N22 6BS

Light, spacious and well-presented furnished two bedroom (one double, one small double), second floor located meters from Turnpike Lane Station. The flat features wood-laminate flooring and neutral modern decor throughout, with open plan living room and kitchen.

- Wood laminate floors throughout
- Light and spacious
- Neutral modern decor, fixtures and fittings throughout
- Meters from Turnpike Lane Tube Station
- Desirable neighbourhood with local amenities
- Minutes from Ducketts Common
- No parking provisions

£1,700 Per Calendar Month



— First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
50.38 sqm / 542.29 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes vestibules, reduced head heights
48.53 sqm / 522.37 sqft

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

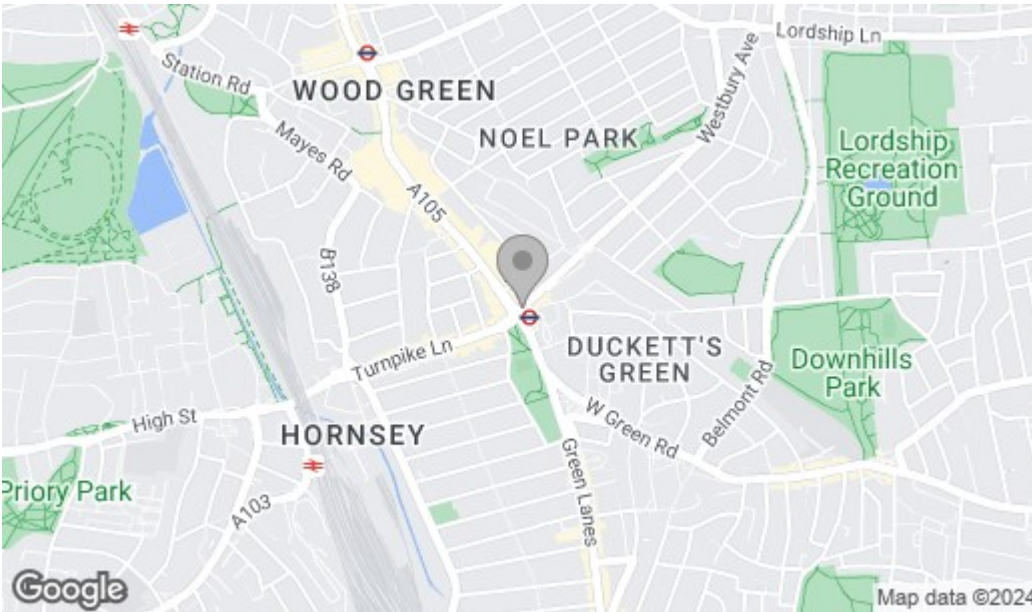
RESTRICTED HEAD HEIGHT
Limited use area under 1.8m
0.00 sqm / 0.00 sqft



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 51.32 sqm / 552.40 sqft
IPMS 3C RESIDENTIAL 49.47 sqm / 532.49 sqft

spec id: 60378232771d1c0db44a4d81



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
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		
EU Directive 2002/91/EC		
England & Wales		

68 Streatham Hill, London, SW2 4RD

Tel: 0208 677 6608 ~ Email: mail@emmasestateagents.co.uk

VAT No: 248 9798 28 ~ Company Registered in England and Wales No. 10219095

