



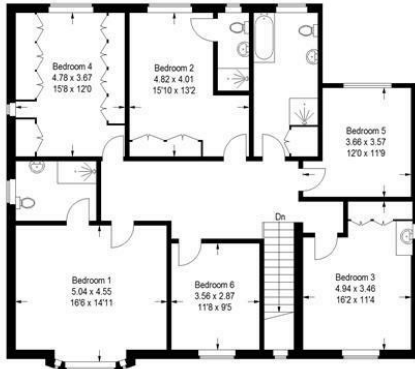
PRICE GUIDE

£2,500,000
Ninham Wood
Orpington, BR6 8NJ

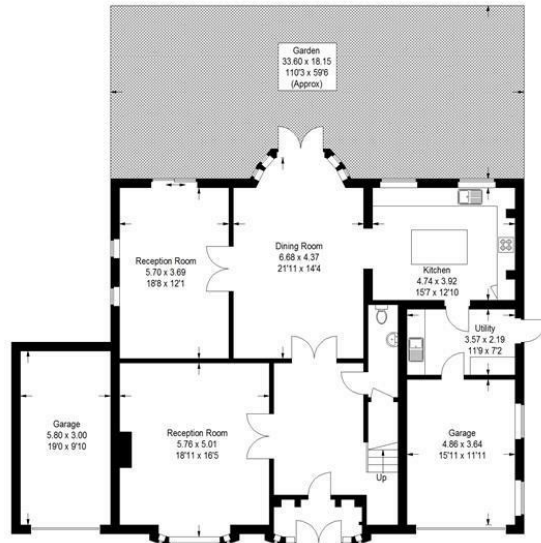
FINE & COUNTRY

Ninham's Wood, BR6

Approximate Gross Internal Area
270.8 sq m / 2915 sq ft
Garage = 34.6 sq m / 372 sq ft
Total = 305.4 sq m / 3287 sq ft



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1285863)

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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	69	77
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

FINE & COUNTRY

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