



EPC RATING: C COUNCIL TAX BAND: D

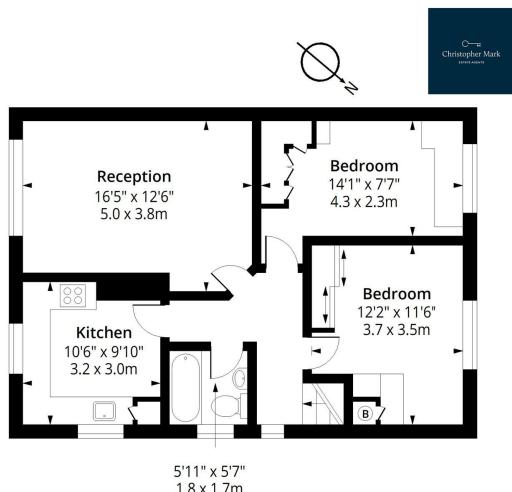
## Vernon Crescent, EN4

Approx. Gross Internal Area 726 Sq Ft - 67.45 Sq M  
Approx. Gross Shed Area 50 Sq Ft - 4.65 Sq M



### Ground Floor Entrance

Floor Area 44 Sq Ft - 4.09 Sq M



### First Floor

Floor Area 682 Sq Ft - 63.36 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 5/2/2026



### 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	



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.



Christopher Mark

ESTATE AGENTS

OFFICE ADDRESS  
25 Heddon Court Parade  
London  
EN4 0DB

OFFICE DETAILS  
02033 690989  
Hello@christophermark.co.uk