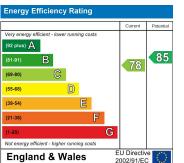


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given Made with Metropix @2018

## EPC



	Current	Potential
Very environmentally friendly - lower CO2 emission	ons	
(92 plus) 🔼		
(81-91)	76	83
(69-80) C	10	
(55-68)		
(39-54)		
(21-38) F		
(1-20) G	5	
Not environmentally friendly - higher CO2 emissio	ins	

**Disclaimer** – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.

## MAP

