









Approx Gross Internal Area 317.23 Sq Ft - 29.1 Sq M

Ground floor

GROUND FLOOR STUDIO FLAT set close to West End Lane. Comprising open plan fitted kitchen, mezzanine sleeping

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracyarea, tiled bathroom, high ceilings, part furnished. Available 2nd December However all measurments are approximate.

The floor plan is illustrative purposes only and is not to scale www.tomekphotography.co.uk

ESTATES

ML Estates wish to advice prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.