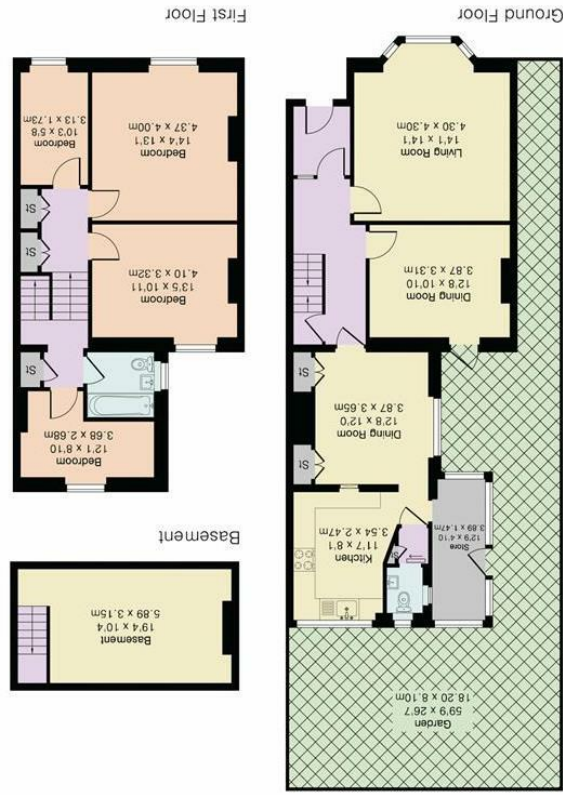


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

Category	Rating
Energy Efficiency Rating	B
Environmental Impact (CO <sub>2</sub> ) Rating	C



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements and room areas are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and should not be relied on as a basis of valuation. Property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



**Approximate Gross Internal Area 1711 sq ft - 159 sq m**  
 Basement Area 200 sq ft - 19 sq m  
 Ground Floor Area 863 sq ft - 80 sq m  
 First Floor Area 648 sq ft - 60 sq m

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