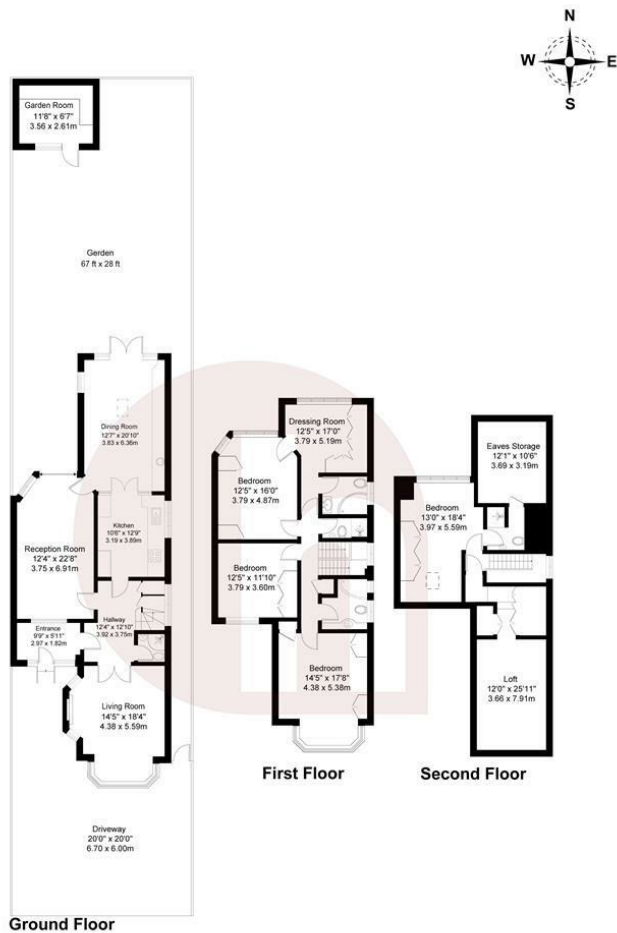




hausman
& holmes

Dunstan Road, NW11

Asking Price £1,699,000



Dunstan Road, NW11
 Total Gross Internal Area = 264 m² / 2,848 ft² (including Eaves Storage)
 Eaves Storage = 11.7 m² / 125 ft²
 Shed = 9.2 m² / 99 ft²
 Total Gross Internal Area = 273.7 m² / 2,947 ft²
 All Measurements are approximate and for identification guideline purposes only, not to scale.
 Compliant with the RICS code of measuring practice



- Approx. 2,900 sq. ft. family home
- Two reception rooms and large dining kitchen
- Approx. 70 ft. garden
- Five bedrooms and five bathrooms
- Principal suite with dressing room and en-suite
- Chain free with parking for 2–3 cars

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		66	79
EU Directive 2002/91/EC			

Compliant with RICS code of measuring practice, Particulars and floor plans are only a guide to the property and do not constitute or form part of any offer or contract and are not to be regarded as representation of fact. Any intending purchaser must satisfy themselves as to the accuracy of these particulars as they are given without responsibility. No person in the employment of Hausman and Holmes has any authority to make or give representation or warranty to properties being sold.