

Lower

## **Merton Avenue**

Approximate Gross Internal Area = 173.2 sq m / 1864 sq ft





Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID499318)

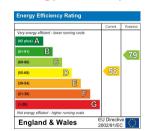
## Accommodation

- End-Of-Terrace House
- Private Garden
- Residents' Parking
- Gas And Water Bills Included
- Large Fully Fitted Kitchen
- Separate Living Room
- Two Modern Bathrooms
- Storage Basement
- Juliet Balcony
- Excellent Transport Links

## Viewing

Please contact our Brentford branch on 020 8994 9886 if you wish to arrange a viewing appointment for this property or require further information.

## **Energy Efficiency Graph**



Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) 🔼		
(81-91)		73
(69-80) C		73
(55-68)	48	
(39-54)	40	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
	U Directiv 002/91/E0	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.







SALES 020 8994 9886

**LETTINGS** 020 8560 9555 PROPERTY MANAGEMENT 020 8994 9945

**ACCOUNTS** 020 8758 2888







