

Flat 1, 39 Gloucester Road, SW7



McKee & Co.

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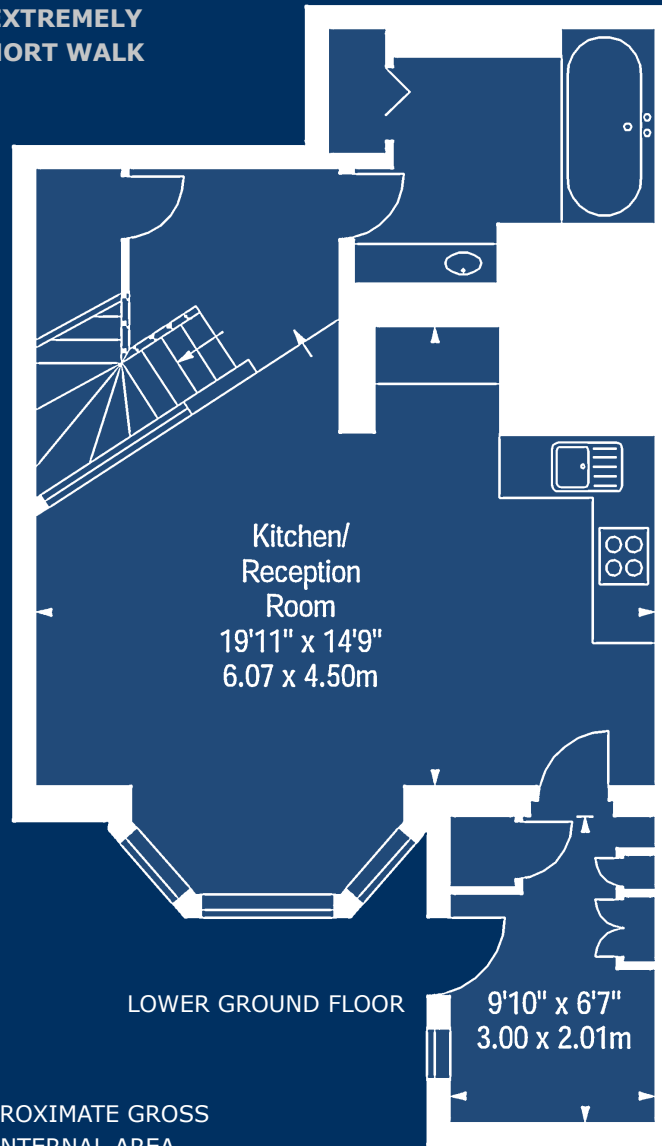
A UNIQUE MAISONETTE, IMMACULATLY PRESENTED IN AN EXTREMELY CONVENIENT LOCATION. THE FLAT IS LOCATED WITHIN A SHORT WALK OF BOTH GLOUCESTER ROAD TUBE STATION AND THE PARK.

Accommodation

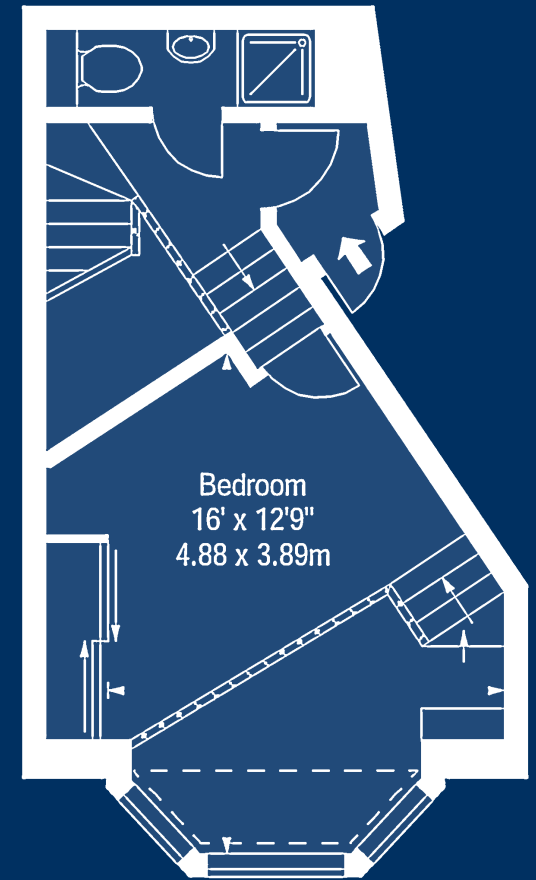
- Entrance Hall • Reception Room • Open Plan Kitchen
- Study/Occasional Guest Bedroom • Bedroom
- Bathroom • Shower Room • Under Floor Heating

Terms

- Share of Freehold
- Sole Agent
- Price on Application



APPROXIMATE GROSS INTERNAL AREA
794 SQ.FT. - 73.76 SQ.M.



GROUND FLOOR

IMPORTANT NOTICE

1. These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property please ask for further information.
2. We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.
3. It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s).
4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. Purchasers must rely on their own enquiries.
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses such information is given in good faith.
6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties in relation to this property. 226128

Energy Efficiency Rating		Environmental Impact Rating (CO ₂)	
Current	Potential	Current	Potential
61	68	55	63

EU Directive 2002/91/EC