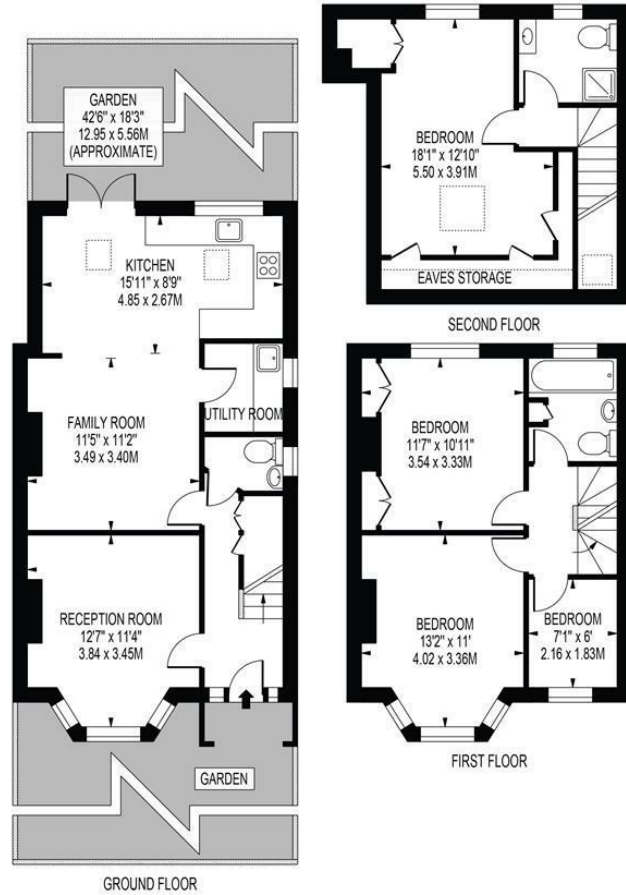


PHYLLIS AVENUE
APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1227 SQ FT - 113.95 SQ M
(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 42 SQ FT - 3.90 SQ M



FOR ILLUSTRATION PURPOSES ONLY
THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



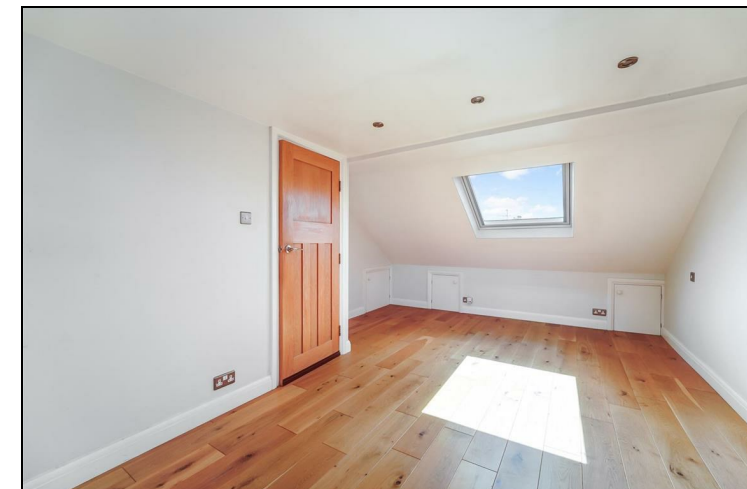
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



£3,300 Per Month:

MODERN FOUR BEDROOM, TWO BATHROOM HOUSE
WITH OFF STREET PARKING

A wonderful four bedroom, two bathroom end of terrace house with off street parking, located in a residential road a short walk to Motspur Park train station and local amenities. The property features wood flooring throughout, and features a front reception room with feature fire place, a lovely open plan kitchen/family room with integrated appliances, plus separate utility room and ground floor WC. To the first floor are two double bedrooms, one single and a modern family bathroom. On the second floor is the master bedroom with fitted wardrobe, and separate shower room. EPC band D. Council tax band D.



SPECIFICATION:

- Four bedroom end of terrace house
- Two bathrooms
- Wood flooring throughout
- Off street parking for one car
- Utility room & ground floor WC
- First months rent in advance
- Five weeks security deposit
- One weeks holding deposit
- Council tax band D
- EPC band D

