



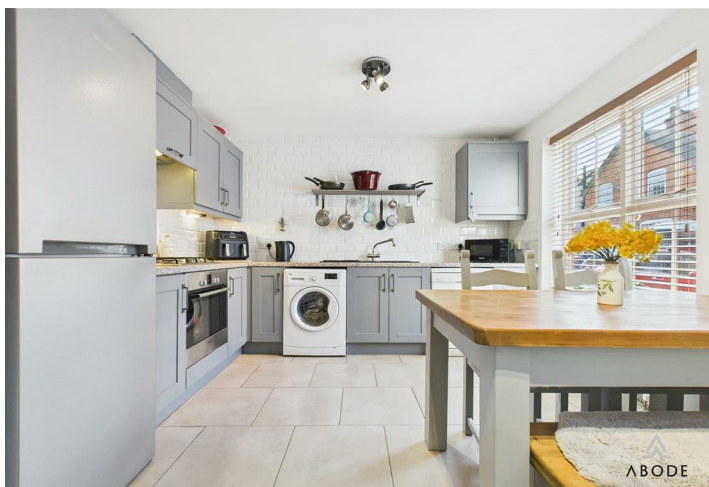


STYLISH TWO-BEDROOM MID-TOWN HOUSE
(ORIGINALLY THREE BEDROOMS) | EN-SUITE &
FAMILY BATHROOM | GARAGE & PARKING VIA
PRIVATE DRIVEWAY

This immaculately presented and modern mid-town house was originally designed as a three-bedroom home and has been reconfigured to create two generously sized bedrooms. The layout could easily be reverted back to its original three-bedroom design, subject to any necessary building regulations, offering flexibility for growing families or future resale potential.

The ground floor comprises a bright open-plan kitchen/dining area, a convenient cloakroom/WC, and a spacious lounge. Upstairs, the principal bedroom features an en-suite shower room, with a separate main bathroom also on this level.

To the rear of the property is a garage and private off-road parking, accessed via a private driveway. Floorplans are available to show both the current and original layout. An annual maintenance fee of approximately £160.00 is payable to Remus Ltd for the upkeep of communal areas.

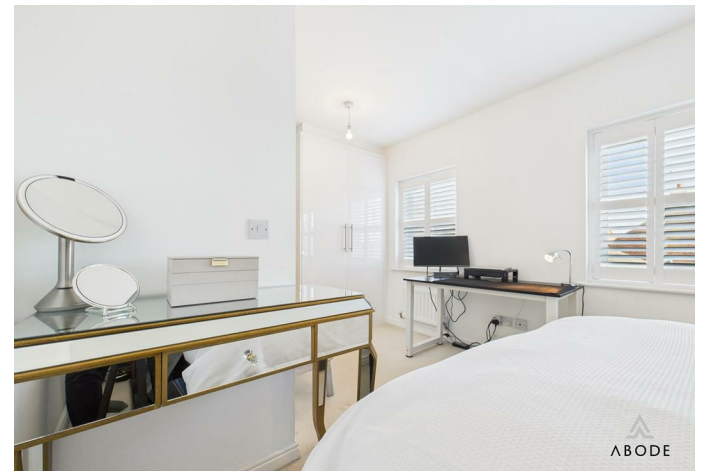
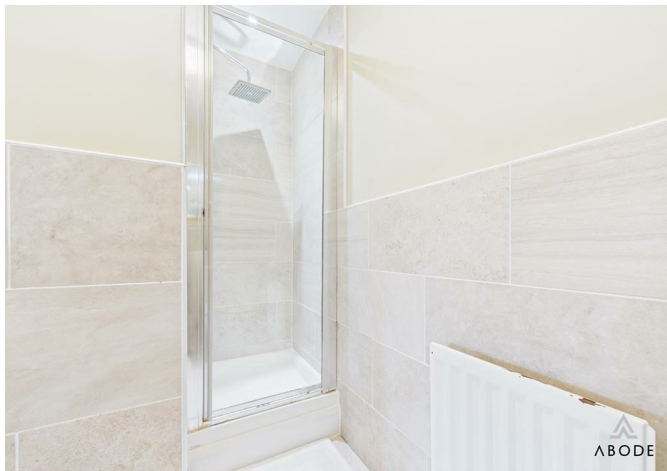


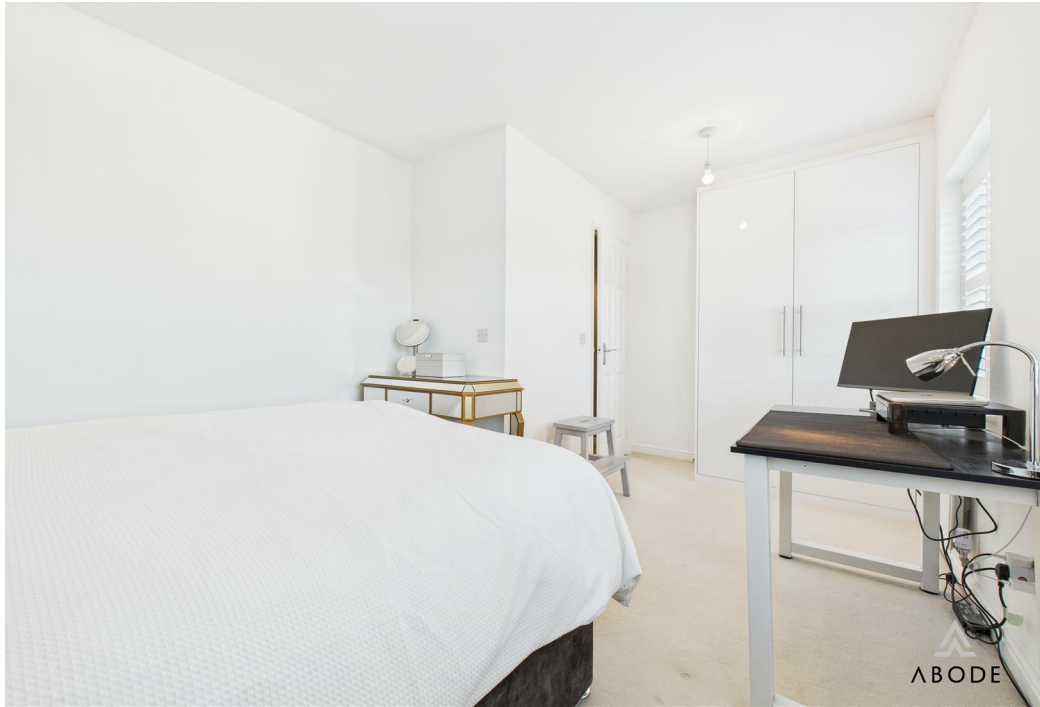
ABODE
SALES & LETTINGS









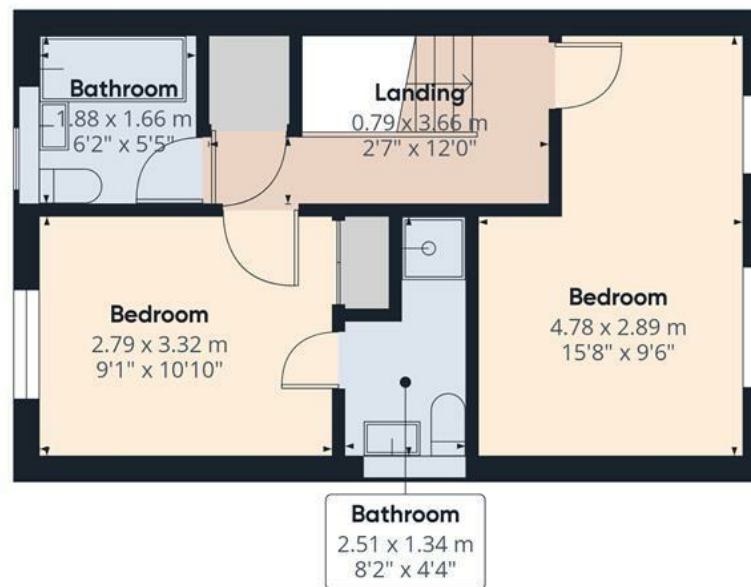








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

152.59 m²

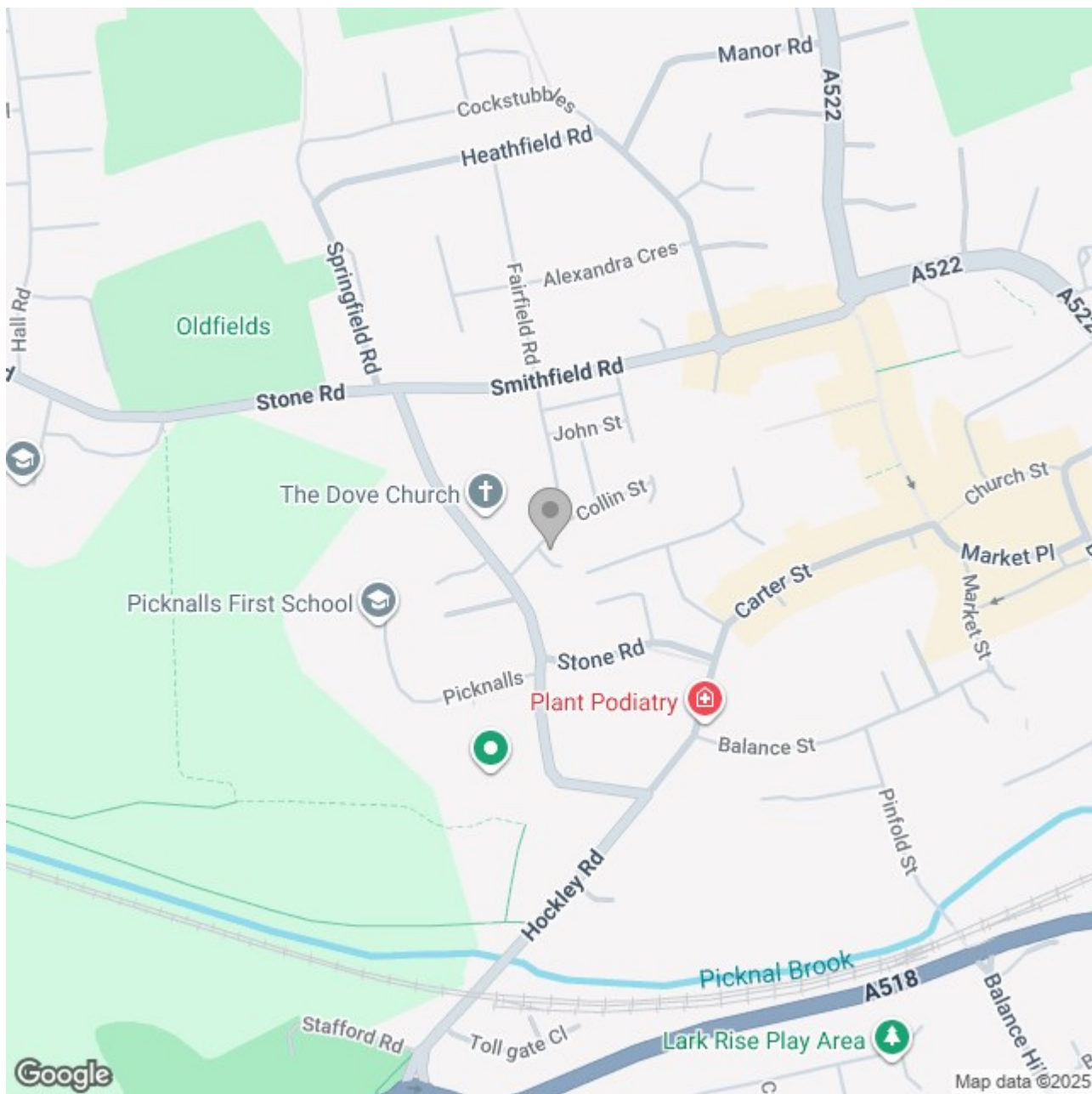
1642.46 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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 	