





## Property Summary

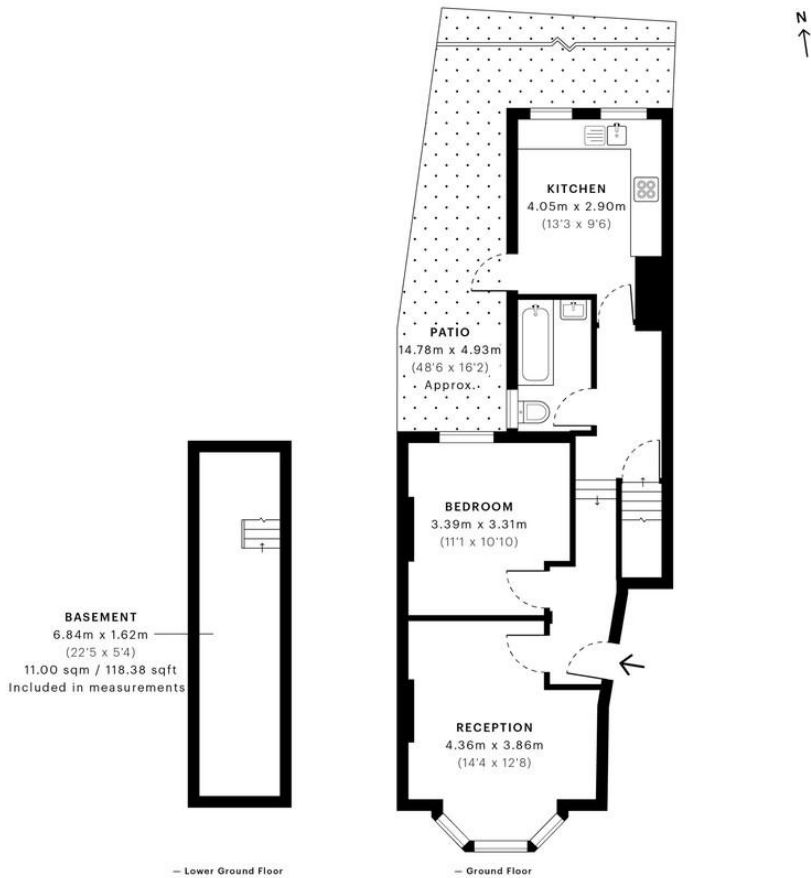
For sale is this ground floor Victorian garden flat. The flat has direct access to the rear garden as well as side access and a parking space to the front. The flat is located in the heart of town, yet the street maintains its good looks from the unspoilt nature of the Victorian homes in the road. Briefly comprising: Shared Entrance, Entrance Hall, Living Room with bay window. There is a double bedroom, bathroom and at the rear there is a large kitchen which opens onto the garden. There is a useful cellar for storage. Features include the bay window, tall ceilings, double glazing, and the garden feels private. The flat has potential to add value, by enlarging or a change of layout. #AskBeaumont

## Property Features

- Garden Flat
- Ground Floor
- Private Garden
- Off Street Parking
- Central location
- 62m<sup>2</sup> | 670ft<sup>2</sup>
- Cellar
- Big Kitchen
- Long lease
- Bay window, high ceilings







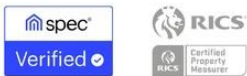
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
62.27 sqm / 670.27 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
57.35 sqm / 617.31 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPWS 3B RESIDENTIAL 59.85 sqm / 644.22 sqft  
IPWS 3C RESIDENTIAL 57.07 sqm / 620.79 sqft  
SPEC ID: 62c80f61caf5ad0ddb0319b0