



**39 EXBURY ROAD
LONDON, SE6 4NB**

**£799,950
FREEHOLD**

An impeccably refurbished semi detached house that has just had a complete overhaul to the highest of standards.

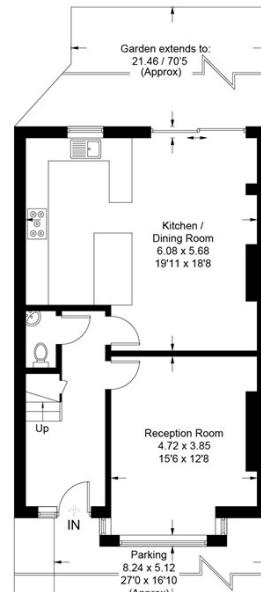
Exbury Road, London, SE6

Approximate Gross Internal Area = 165.6 sq m / 1782 sq ft

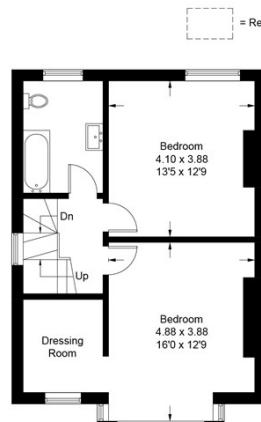
Garage = 10.7 sq m / 115 sq ft

Total = 176.3 sq m / 1897 sq ft

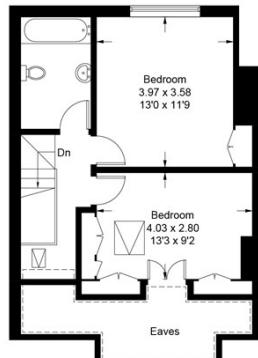
(Including Eaves)



Ground Floor = 664 sq ft / 61.7 sq m



First Floor = 561 sq ft / 52.1 sq m



Second Floor = 557 sq ft / 51.8 sq m
(Including Eaves)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		67
(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	

All measurements are in accordance to the RICS Code Of Measuring Practice. Measurements are approximate & only for illustrative purposes.

© Property Visual Ltd - info@propertyvisual.com - www.propertyvisual.com

LAURENT
RESIDENTIAL

Barnes Sales
Essex Lodge
1A Barnes High Street
Barnes
London
SW13 9LB

0208 876 4466
property@laurentresidential.co.uk
www.laurentresidential.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.