



LAURENT
RESIDENTIAL



39 EXBURY ROAD
LONDON, SE6 4NB

£799,950
FREEHOLD

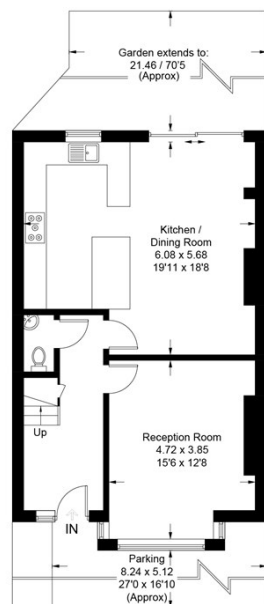
An impeccably refurbished semi detached house that has just had a complete overhaul to the highest of standards.

Exbury Road, London, SE6

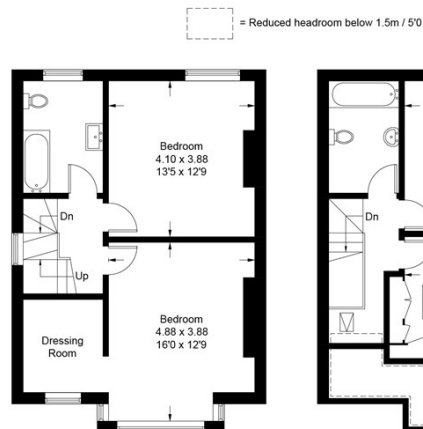
Approximate Gross Internal Area = 165.6 sq m / 1782 sq ft

Garage = 10.7 sq m / 115 sq ft

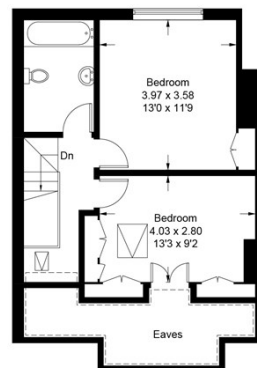
Total = 176.3 sq m / 1897 sq ft
(Including Eaves)



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)



(Not Shown In Actual
Location / Orientation)



| 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 | |

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