



## Gordon House, W5

Situated within a well-maintained, purpose-built residential block, this second-floor flat features a spacious reception room, a separate kitchen, two double bedrooms, and a newly renovated bathroom.

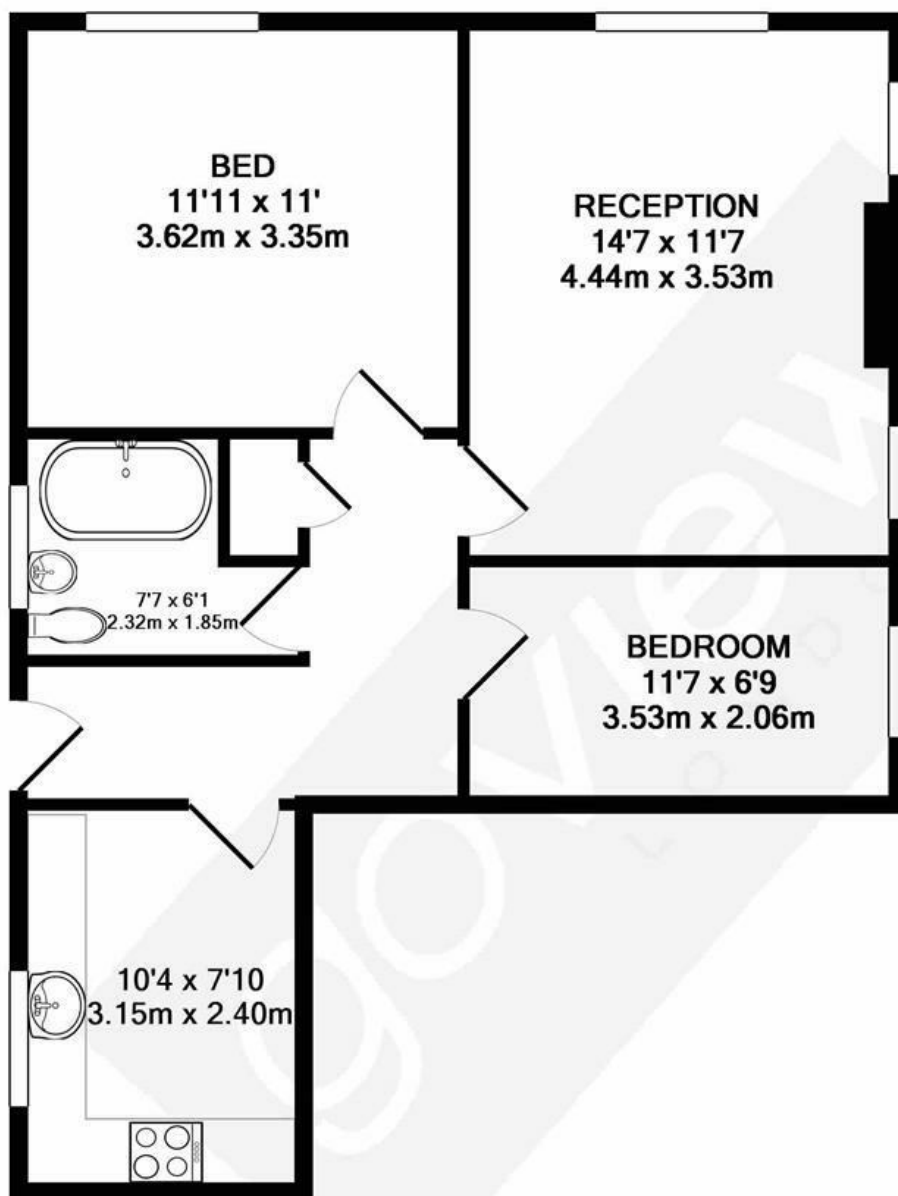
The property benefits from an abundance of natural light throughout.

It is being offered to the market with no onward chain.

Vendors open to reasonable offers.

- Two double bedrooms
- Separate kitchen
- Newly refurbished bathroom
- Purpose-built apartment
- Great location
- No onward chain

£325,000



**TOTAL APPROX. FLOOR AREA 565 SQ.FT. (52.5 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 