

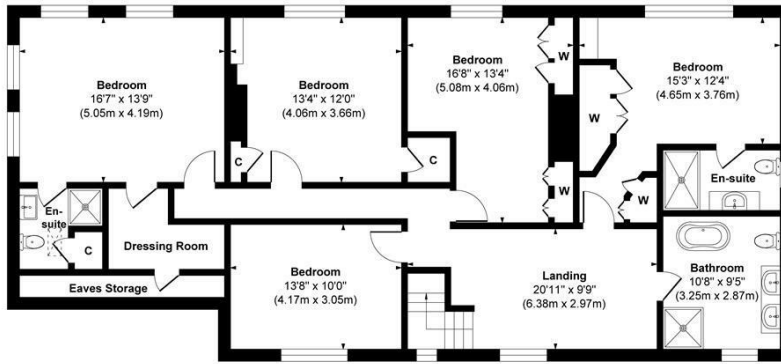


70 TONG LANE  
BD4 0RX

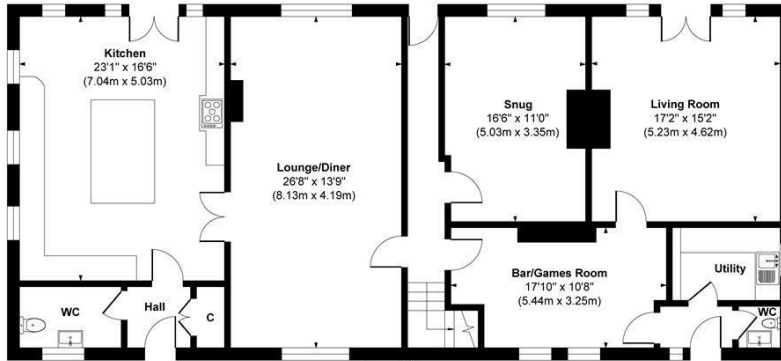
£1,300,000  
FREEHOLD

MONROE

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First Floor  
 Approximate Floor Area  
 1547 sq. ft  
 (143.72 sq. m)



Ground Floor  
 Approximate Floor Area  
 1618 sq. ft  
 (150.28 sq. m)

**Approx. Gross Internal Floor Area 3165 sq. ft / 294.00 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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