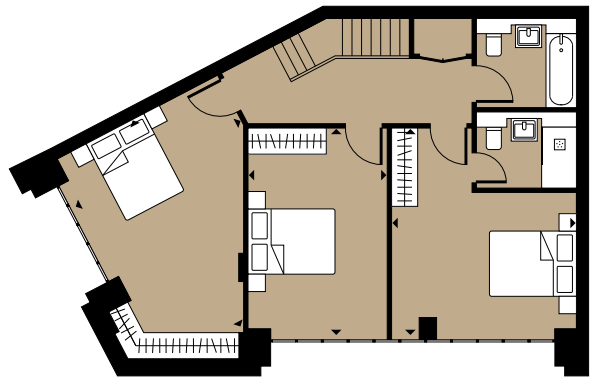


# ERRINGTON HOUSE

## SAWYER STREET DUPLEX N° 15 – 3 BED NEW BUILD – GROUND FLOOR

LOWER FLOOR

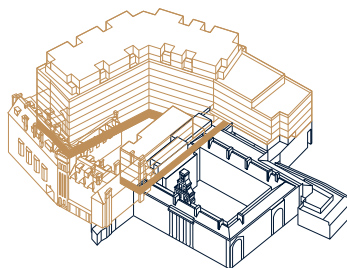
UPPER FLOOR



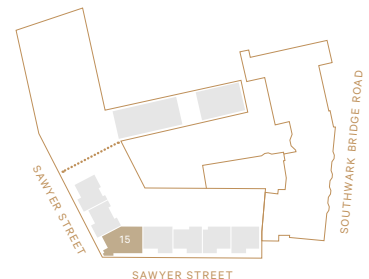
### APARTMENT DIMENSIONS

|                  | 143 sq m      | 1539 sq ft     |
|------------------|---------------|----------------|
| Total area       |               |                |
| Living           | 4.66m x 3.98m | 15'4" x 13'1"  |
| Kitchen / Dining | 7.03m x 4.54m | 23'1" x 14'11" |
| Bedroom 1        | 4.23m x 4.75m | 13'10" x 15'7" |
| Bedroom 2        | 4.29m x 5.50m | 14'1" x 18'1"  |
| Bedroom 3        | 3.20m x 4.75m | 10'6" x 15'7"  |
| Terrace          | 9 sq m        | 97 sq ft       |

### FLOOR LEVEL



### FLOOR GUIDE



Important notice. These particulars have been prepared in good faith and with due care and are believed to be correct at the time of publication. They are set out as a general outline only for guidance to intending purchasers or lessees, and do not constitute any part of an offer or contract. Any intending purchasers, lessees or third parties should not rely on them as statements, warranties or representations of fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. Neither CBRE Limited or Hadston Southwark Limited as such cannot be held responsible for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars. All internal and external images of the development are Computer Generated Images and are indicative only. All images used, including Computer Generated Images and view photography, are for illustrative purposes. Individual features may vary. Furniture shown in images is not included in sales. Specified internal areas, layouts and sizes may change during construction and final finishes could vary. Any areas, dimensions, measurements or distances are approximate. These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide for the marketing of Brigade Court. Prospective purchasers should not rely on this information and should ensure that their solicitor checks the plans and specification attached to their contract. The development name Brigade Court is for marketing purposes only and the Post Office may not include this within the determined postal address. May 2019