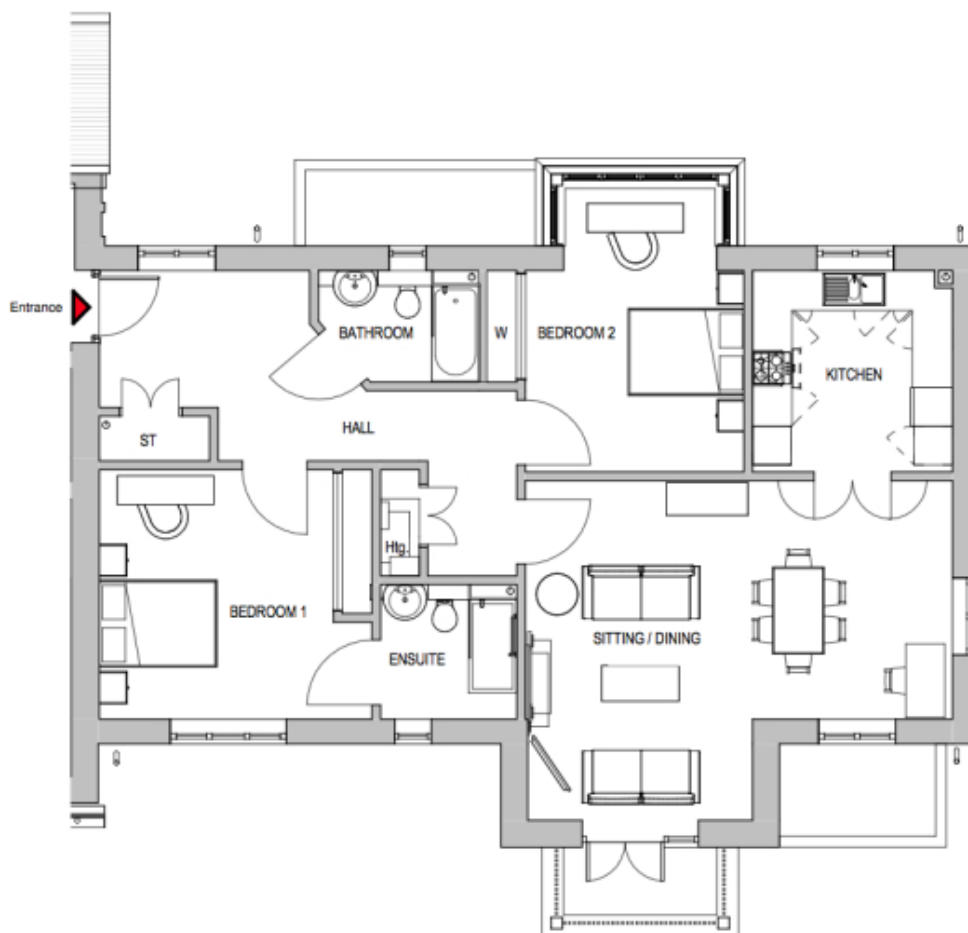


# 38 Birch Place

A beautiful modern home



## Price: £POA\*, First floor

This beautiful apartment features a versatile open-plan living space adjacent to the fully equipped kitchen. An ensuite master bedroom is supplemented by a second double bedroom and separate bathroom, giving the flexibility to entertain guests all year round. An entrance with ample storage flows into an interior complete with the very latest fixtures, fittings and appliances.

## Internal measurements: 1,096sq ft

Sitting/Dining	17' 5" x 21' 10"	5,290 x 6,650mm
Kitchen	10' 4" x 10' 3"	3,137 x 3,115mm
Bathroom	5' 9" x 8' 3"	1,740 x 2,490mm
Bedroom 1	12' 9" x 12' 0"	3,886 x 3,642mm
Ensuite	6' 11" x 7' 0"	2,100 x 2,120mm
Bedroom 2	14' 8" x 11' 2"	4,459 x 3,400mm

Apart from the fixtures and fittings described, the homes are unfurnished.

\* Based on a 125-year lease, and subject to service charge, event fees and ground rent. Please ask for further information.

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