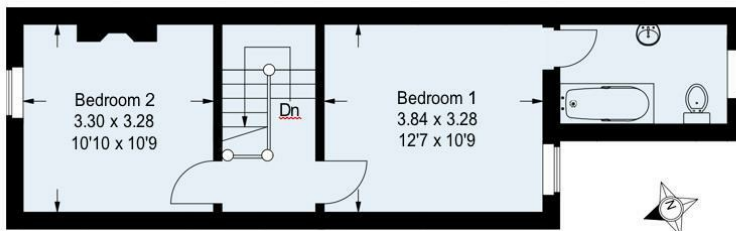


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PCM

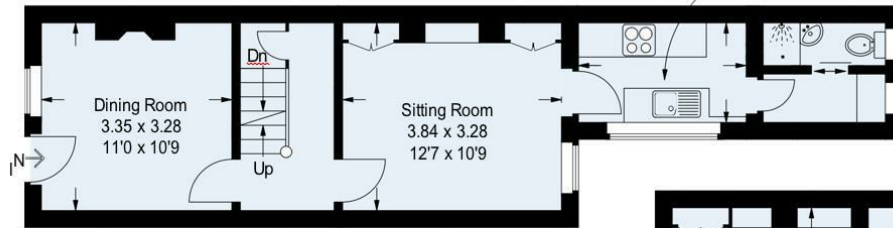
£1,800 PCM

George Road
, GU1 4NR

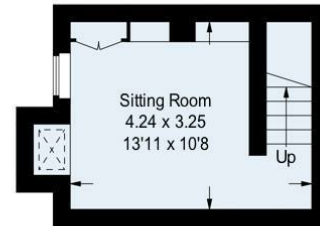


First Floor

George Road,
Guildford



Ground Floor



Lower Ground Floor

Approximate Gross Internal Area
 Lower Ground Floor = 14 sq m / 151 sq ft
 Ground Floor = 40.3 sq m / 434 sq ft
 First Floor = 35.9 sq m / 386 sq ft
 Total = 90.2 sq m / 971 sq ft

This plan is for representation purposes only. Reproduced from plans supplied by the Agent. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

2

2

3

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		69	
(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		

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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