

## CHAUCER HOUSE, HILDA ROAD



£435,000

Chaucer House is part of the exclusive St Bernard's development, an extensive conversion of grade II listed period buildings to form apartments of contemporary luxury, bespoke appeal and unique character and this example certainly doesn't disappoint! Boasting southerly facing light-filled living spaces that simply must be seen, features include; the large, room-sized entrance hall (with study space), generous reception room and a stylish integrated fitted kitchen/dining room. Other benefits include 2 double bedrooms with en-suite shower room to the principal room, a stylish contemporary bathroom, ample built-in wardrobes and storage, key fob and video door entry system, wonderful landscaped communal gardens and the handy allocated and visitor parking.



# TUFFIN & WREN

*Independent Estate Agents*

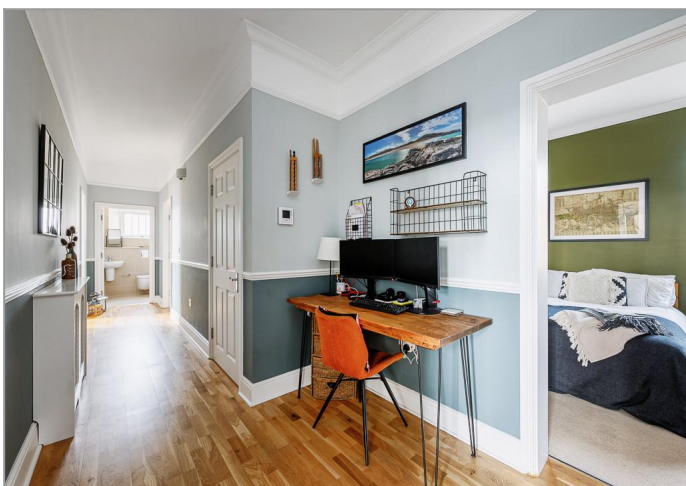
**Light-Filled Reception Room**



**Stylish Integrated Kitchen/Dining Room**



**Generous Entrance Hall**



**Principal Bedroom Suite**



**Double-Aspect Guest Bedroom**



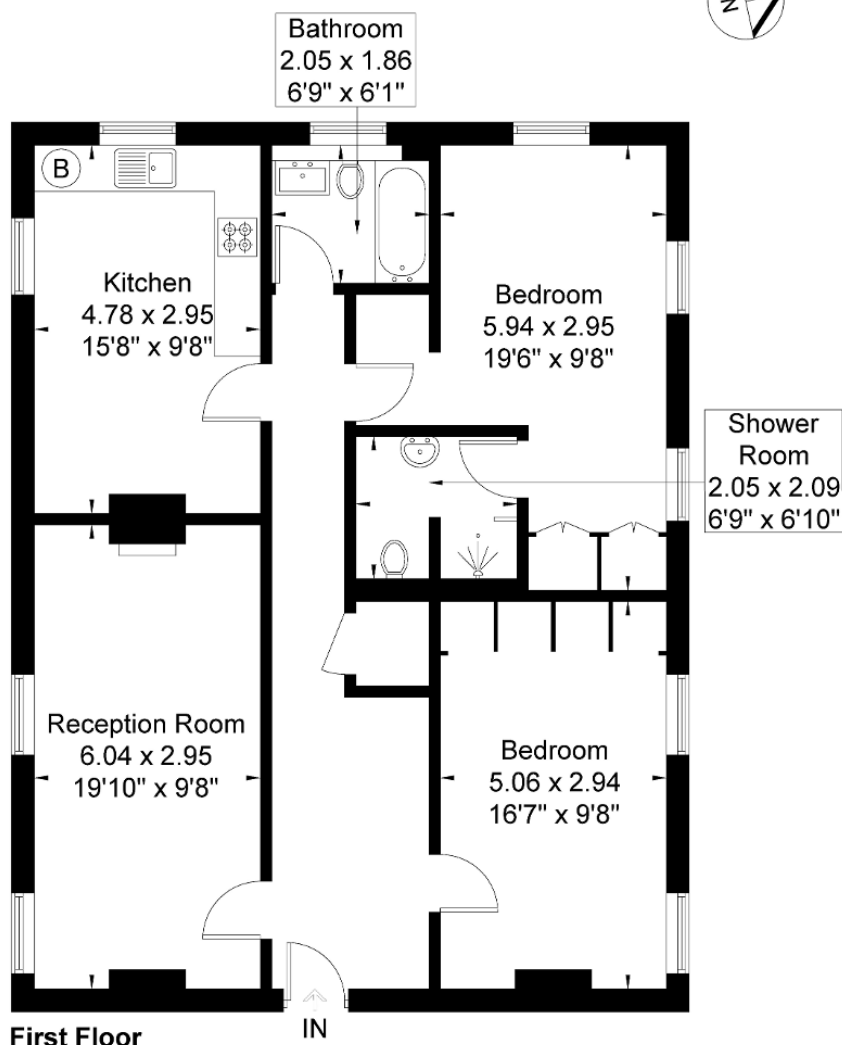
## Further Information

For more details please call us on **020 8840 0993** or send an email to [homes@tuffin-wren.co.uk](mailto:homes@tuffin-wren.co.uk).

Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

## Chaucer House

Approximate Gross Internal Area = 90.7 sq m / 976 sq ft



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
The floorplan is for illustrative purposes only and not to scale.  
© www.perspective.co.uk

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	83   B	83   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		