



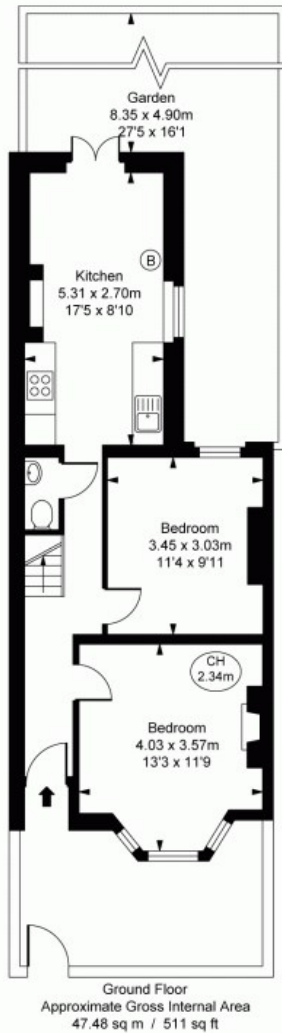
PCM

**£5,300 PCM**

**Elcot Avenue**

London, SE15 1QD

**GARETH  
JAMES**



Ground Floor  
Approximate Gross Internal Area  
47.48 sq m / 511 sq ft

Elcott Avenue, SE15  
Approximate Gross Internal Area  
94.93 sq m / 1,022 sq ft  
(CH = Ceiling Heights)



First Floor  
Approximate Gross Internal Area  
47.45 sq m / 511 sq ft

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENTS ARE MAXIMUM AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			
		58	79
		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

**GARETH  
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