



PCM

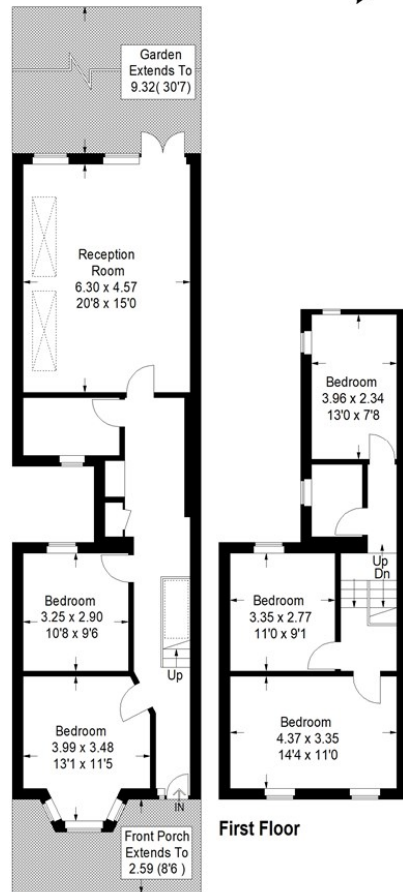
**£5,400 PCM**

**Lugard Road**

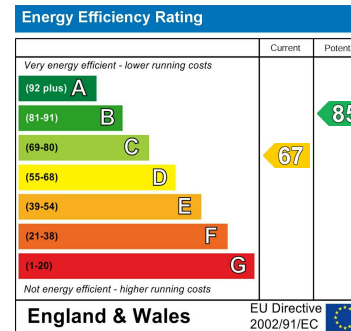
London, SE15 2TB

**GARETH**  
**JAMES**

Approximate Gross Internal Area  
Ground Floor = 75.1 sq m / 808 sq ft  
First Floor = 45.4 sq m / 489 sq ft  
Total = 120.5 sq m / 1297 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID463441)



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  
JAMES

**OFFICE ADDRESS**  
129 Bellenden Road  
London  
SE15 4QY

## OFFICE DETAILS