



## Verdant Court, Verdant Lane, London

- 120 Years Lease Remaining
- Two Double Bedrooms
- Close to Hither Green Station
- 805 Sq Ft Gross Internal Area
- Central Heating
- Light & Spacious
- Double Glazed
- No Onward Chain

**Asking Price £299,999**

**Tenure: Leasehold**

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# Verdant Court, Verdant Lane, London

## DESCRIPTION

**A spacious, 2-bedroom flat to let near Hither Green Station offering commuters easy access to the City, West End and Canary Wharf. Featuring a high gloss modern kitchen with Bosch appliances.**

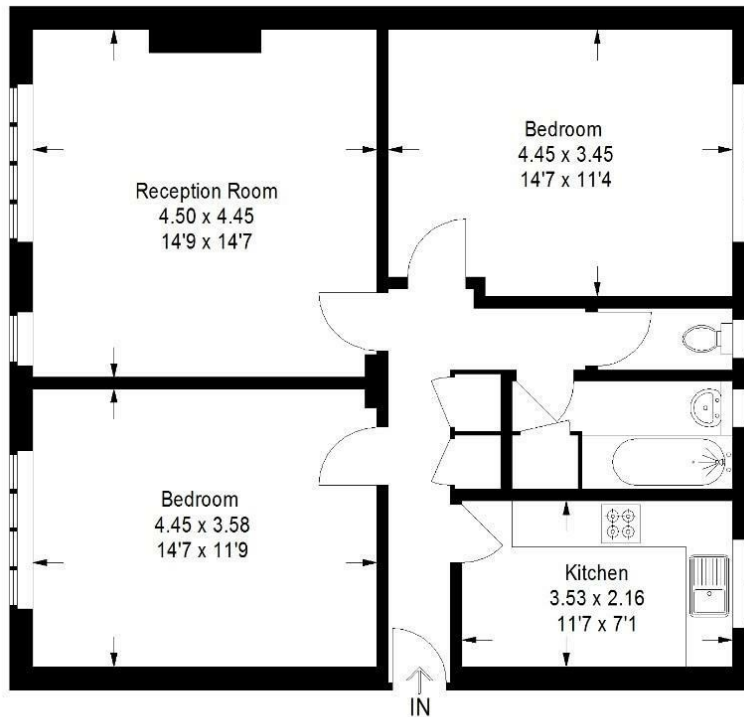
**The property is ideal for commuters, extremely spacious measuring 805 sq ft internally, offered with a long lease and for sale with no onward chain.**

**We feel that the property would make an excellent buy to let investment or first-time purchase.**



## Verdant Court, SE6

Approximate Gross Internal Area  
74.8 sq m / 806 sq ft



### Second Floor

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. (ID1156926)

### Viewing

Please contact our Hunters Lee Lettings Office on 020 8851 5101 if you wish to arrange a viewing appointment for this property or require further information.

37 Burnt Ash Hill, Lee, SE12 0AE  
Tel: 020 8851 5101 Email:  
lee@hunters.com <https://www.hunters.com>



Council Tax: C

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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