



Flat 3, 14 Avery Hill Road, London, SE9 2BD  
£1,300 Per Month



Flat 3, 14 Avery Hill Road, London,  
SE9 2BD

- Walking distance to the station
- Conversion flat
- Open plan kitchen /lounge
- Local shops
- Good local schools
- Off street parking
- EPC TBC
- Council tax C



Nestled on the charming Avery Hill Road in London, this delightful first-floor conversion flat offers a perfect blend of comfort and convenience. With one well-proportioned bedroom, this property is ideal for individuals or couples seeking a cosy retreat in a vibrant area.

The flat features a spacious reception room, providing an inviting space for relaxation or entertaining guests. The layout is thoughtfully designed, ensuring that every corner of the home is utilised effectively. The bathroom is well-appointed, catering to all your daily needs.

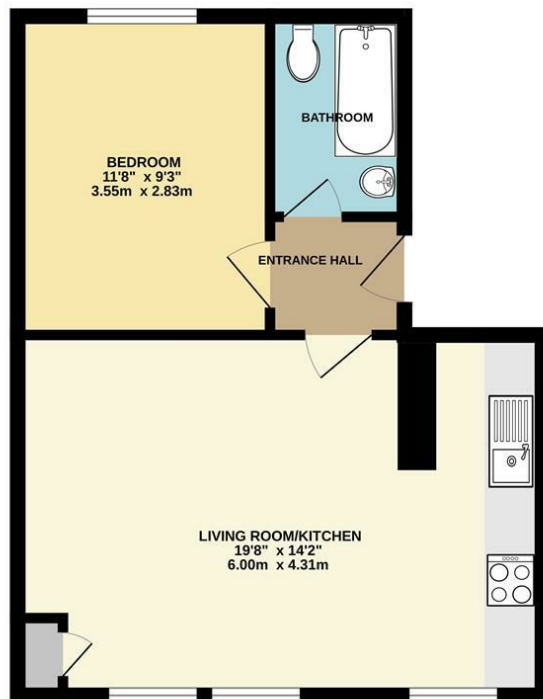
One of the standout features of this property is its fantastic location. Avery Hill Road is known for its accessibility to local amenities, parks, and transport links, making it an excellent choice for those who wish to enjoy the best of London living. Whether you are commuting to work or exploring the city, you will find that everything you need is within easy reach.

## Viewing

Strictly by appointment with Edmunds Petts Wood 01689 819991. If there is any point which is of particular importance to you we invite you to discuss this with us, especially before you travel to view the property.



GROUND FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 433 sq.ft. (40.2 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### IMPORTANT NOTES:

1. Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of the contract. Descriptions are given in good faith and as an opinion of the Agents - not as a statement of fact. 2. Measurements are approximate and any reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or other consents have been obtained. We have not tested any appliances, services, heating systems, fixtures or fittings and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale. 4. These particulars are issued on the understanding that all viewings and negotiations are conducted through the Agent.

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		
England & Wales		EU Directive 2002/91/EC

01689 819991

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