



5 HERRON WALK LONDON, SE13 6BF

£895,000
FREEHOLD

Just 0.5 miles from Ladywell and 0.6 miles from Catford station lies this private, gated Mews community of Heron Walk. At just over 1501 SQ FT of internal space, this property offers the best in modern design; with a focus on maximising light and space, this stunning contemporary home offers thoughtful family accommodation finished to an extremely high class class specification. This gorgeous, contemporary property benefits from three good-sized double bedrooms, two bathrooms, a separate downstairs WC and has the stunning feature of a huge landscaped, wrap around courtyard garden.

DouglasPryce



GROSS INTERNAL AREA (GIA)
 The footprint of the property
 139.47 sqm / 1501.24 sqft

NET INTERNAL AREA (NIA)
 Excludes walls and selected fixtures
 Includes swimming pools, covered deck steps
 128.75 sqm / 1385.85 sqft

EXTERNAL STRUCTURAL FEATURES
 Balconies, terraces, verandas, etc.
 0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
 Limited use area under 1.9m
 0.00 sqm / 0.00 sqft

spec Verified
 RICS
 Elected Property Measure

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Pits and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS RESIDENTIAL: 150.92 sqm / 1633.79 sqft
 IPMS ACCIDENTAL: 132.44 sqm / 1429.57 sqft

spec id: 61899682bd4c30d678bd8f3



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

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