



9A BIRCH GROVE LONDON, SE12 0SS

£2,100 PCM

Set on the ground floor of a striking Victorian house and with a huge private garden, comes this larger than average, 1214 sq ft (internal) two double bedroom apartment. Set just 0.3 miles from Lee station and just 0.6 miles to Hither Green station, the property provides a direct commute in to London Bridge, Canon Street and Charring Cross.

The property itself is extremely spacious and comprises of a large reception room large with doors leading onto a well-maintained conservatory, which then leads out a really large rear private garden. There is also a good size modern kitchen area and a family bathroom, as well as a separate small WC. The property comes part-furnished.

Located within walking distance to both Lee and Hither Green mainline train stations, there is also an array of restaurants, pubs, local shops, schools and green spaces and parks nearby. There is also on-street parking directly outside of the property.

DouglasPryce



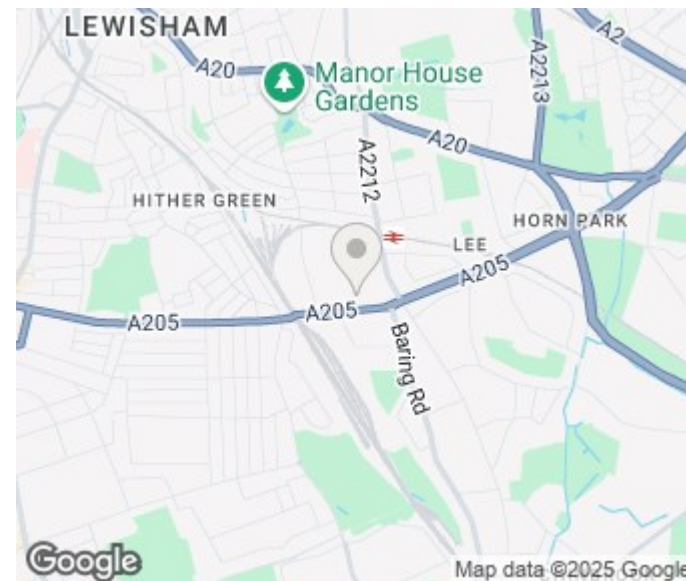
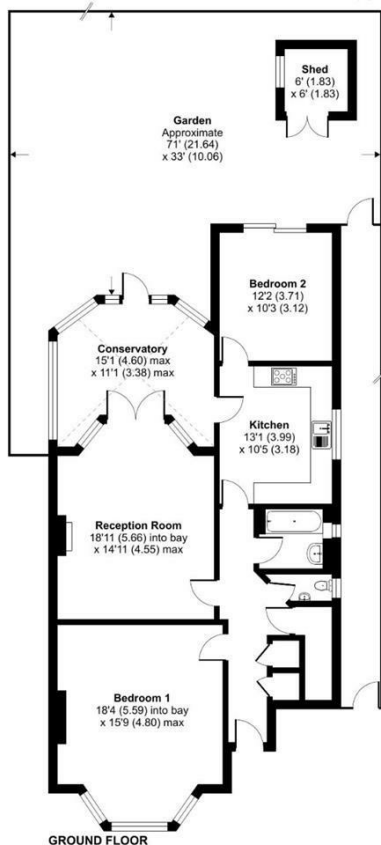
Birch Grove, London, SE12

Approximate Area = 1214 sq ft / 112.8 sq m

Outbuilding = 36 sq ft / 3.3 sq m

Total = 1250 sq ft / 116.1 sq m

For identification only - Not to scale



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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