



106 VERDANT LANE LONDON, SE6 1LG

**£500,000
FREEHOLD**

This sizeable Victorian terraced house offers 1072 SQ FT of internal space as well as a beautiful, large landscaped garden and is perfectly situated on the borders of Hither Green & Catford.

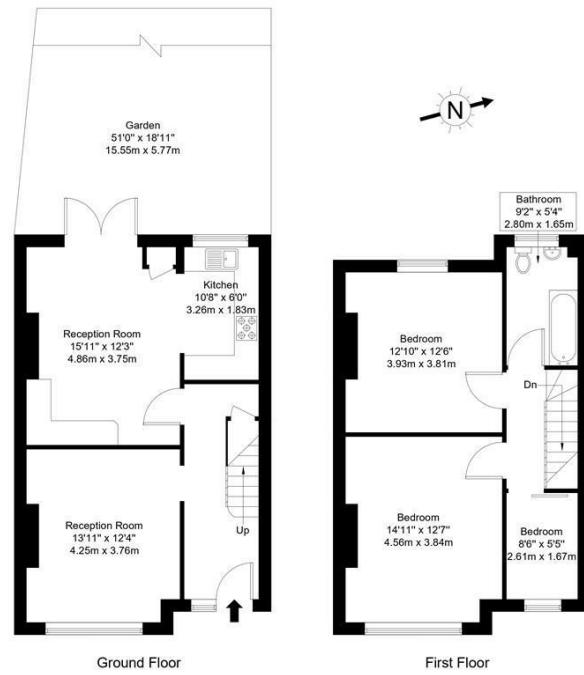
Internally the house is made up of a front reception room as well as a separate dining room/ open plan kitchen leading onto the substantial rear garden. Upstairs there are 3 bedrooms, 2 of which are generous doubles plus a single room and a family bathroom. Externally, the house also further benefits from off-street parking, by way of its own private front driveway.

The property is conveniently located on the borders of Hither Green with Hither Green Station only 0.7 miles away offering great commuter links and easy access towards London bridge and Central London and is close to several popular shops, restaurants and coffee shops.

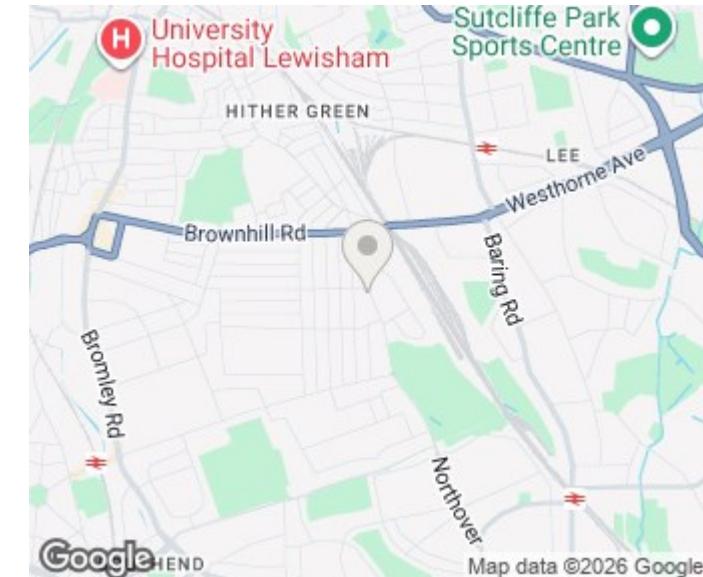
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Approx Gross Internal Area = 99.6 sq m / 1072 sq ft



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS Code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out your own inspection of the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		72	
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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