

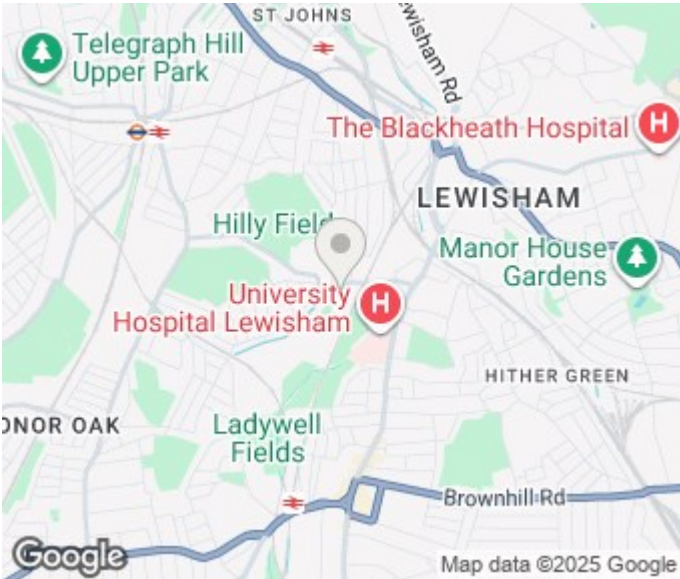


46A LADYWELL ROAD LONDON, SE13 7UZ

£1,450 PCM

Situated just a stone's throw from Ladywell rail station, with great connections in to the city of London and beyond; this one double bedroom, split-level flat is arranged over the first and 2nd floor, above a small parade of vibrant and trendy shops. The flat consists of a living room that is a really good size, you will also find both the kitchen and the bathroom also on this level, Stairs then lead up to the top floor where you will then find the huge double bedroom. Ladywell is a vibrant, cosmopolitan area popular among young families and professionals. It has a village-like feel with a high street made up of a variety of independent shops. Ladywell Fields is nearby which this leads onto the scenic Water Link way, ideal for a Sunday afternoon bike ride or stroll.

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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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