



## 101 WHITWORTH ROAD LONDON, SE25 6XL

**£850,000  
FREEHOLD**

A beautifully renovated and substantial semi-detached family home offering almost 2,000 sq ft of versatile accommodation arranged over three floors, ideally located on the quiet residential Whitworth Road, SE25.

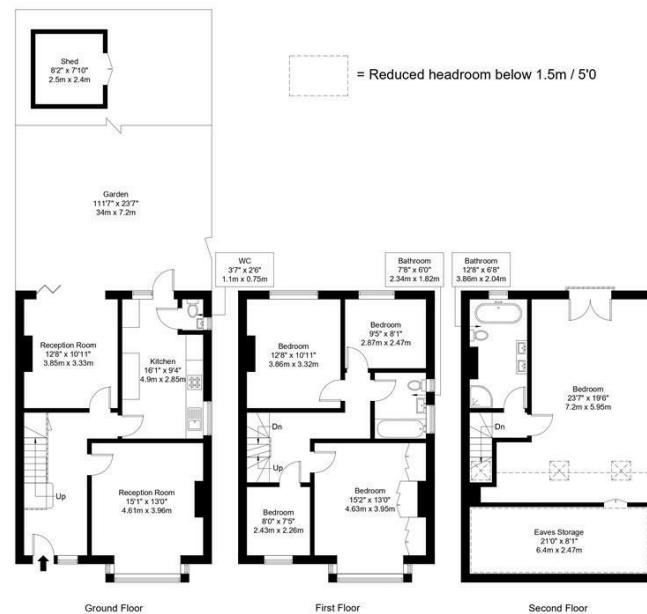
Recently renovated throughout and finished to a high standard, the property combines generous proportions with a clean, contemporary feel. Painted throughout in Farrow & Ball, with engineered wood flooring and quality wool carpets, it is ideal for growing families or buyers seeking flexible living and working space.

The ground floor offers two well-proportioned reception rooms, a stylish modern kitchen with utility area, a ground floor WC, and direct access to the rear

**DouglasPryce**

Whitworth Road, SE25 6XL

Approx Gross Internal Area = 163.7 sq m / 1762 sq ft  
Restricted head height / Eaves Storage = 15 sq m / 161 sq ft  
Total = 178.7 sq m / 1924 sq ft



Ref

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P L A N

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 or commission your own inspection of the property. [Coovisit.co.uk/plan](http://www.coovisit.co.uk/plan)



Energy Efficiency Rating	Percentage of Properties
Very energy efficient - lower running costs (92 plus) A	83%
(81-91) B	14%
(69-80) C	10%
(55-68) D	5%
(39-54) E	2%
(21-38) F	0.5%
(1-20) G	0.5%
Not energy efficient - higher running costs	0%

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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