



**3 Bed  
House - Terraced  
located in**

Guide price £540,000



**SECOMBE**  
estates

**38 Elderwood Place**  
**London**  
**SE27 0HL**

**Kitchen**

21'3"

**Living Room**

51'3"

**Bedroom 1**

40'0"

**Bedroom 2**

20'6"

**Bedroom 3**

12'7"

**Bathroom**

**Garden**

85'10"





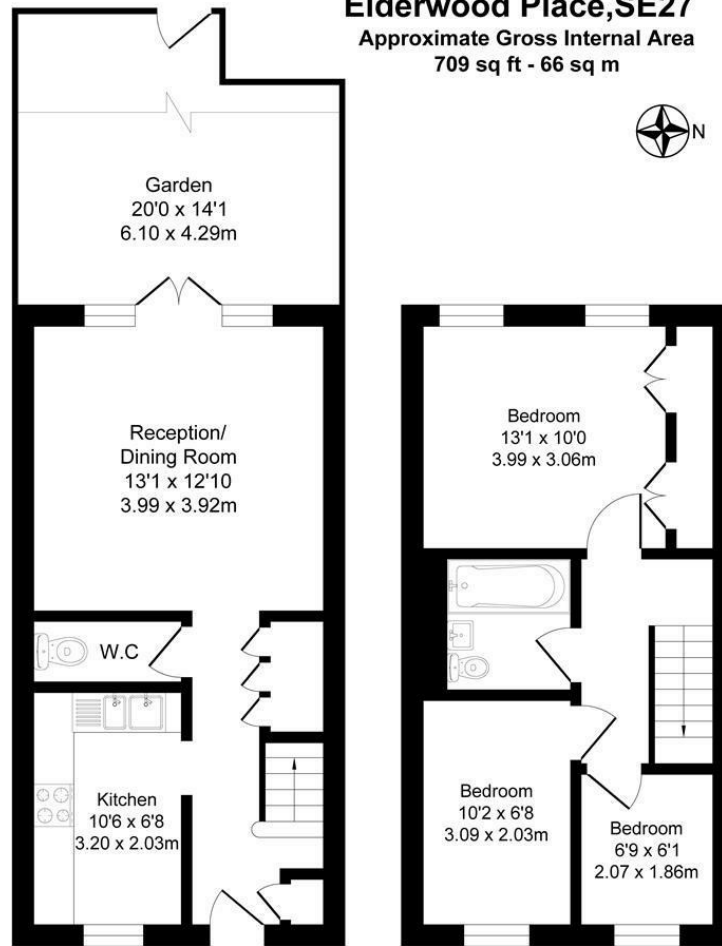


38 Elderwood Place, London, SE27 0HL



# Elderwood Place, SE27

Approximate Gross Internal Area  
709 sq ft - 66 sq m



**Ground Floor**

**First Floor**

This Plan is for representation purposes only as defined by the RICS code of measuring practice (and IPMS where requested) and should be used as by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

## DIRECTIONS

## CONTACT

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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