



CHARLES KNIGHT  
ESTATE AGENTS



**163C Parish Lane  
, London, SE20 7JH  
£970**

Set in a highly convenient location close to green spaces, local shops and excellent transport connections, this well-sized studio room offers a bright and spacious living/sleeping area with a contemporary en-suite bathroom. Residents also benefit from access to a separate shared kitchen.

The property is ideally located within easy reach of both Penge East and Penge West stations, providing regular services to key London destinations including Victoria, London Bridge, Canada Water (for Jubilee Line and DLR connections), Highbury & Islington and Clapham Junction.

Council Tax falls under Bromley Borough, Band A. Please note the advertised rent excludes Council Tax, TV licence, electricity and laundry facilities. Heating, water and Wi-Fi are included.

Additional information:

Energy Performance Rating: E

Gas central heating

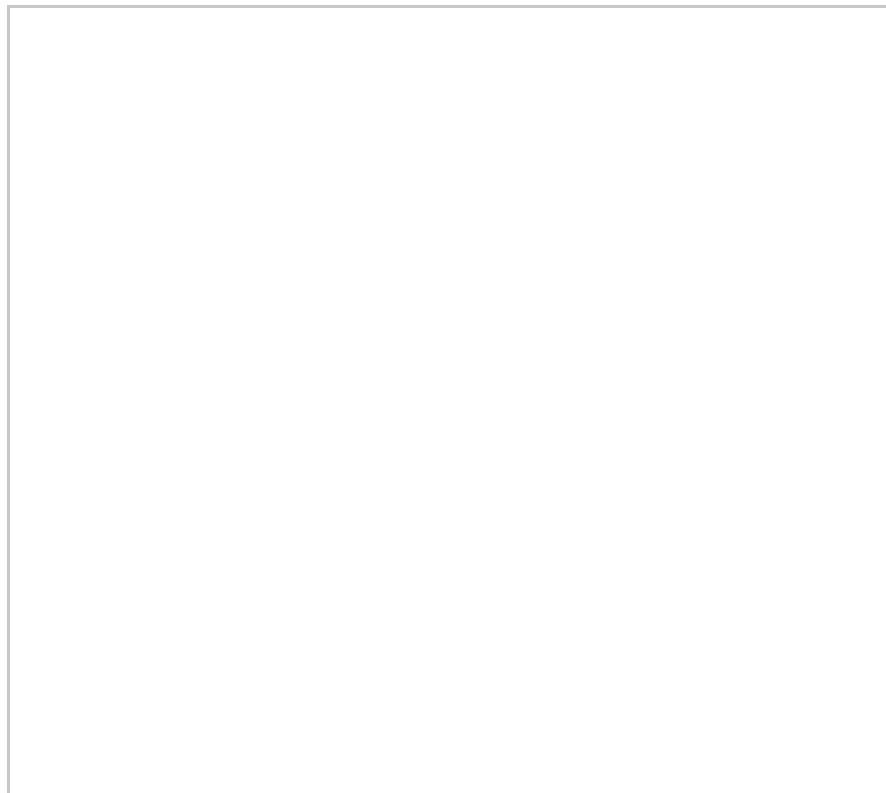
Mains electricity and water

## Viewing

Please contact our Lewisham Office on 02088 524441 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (A2 plus)	A	
(B1-B1)	B	
(B9-B0)	C	
(55-58)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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