



OFFERS IN EXCESS OF

£250,000

Azenby Road

London, SE15 5AJ

**GARETH
JAMES**

PROPERTY SUMMARY

This exquisite studio flat is situated on the sought-after Azenby Road, bordered by the picturesque Warwick Gardens on one side and a spacious shared garden featuring a heated swimming pool at the rear.

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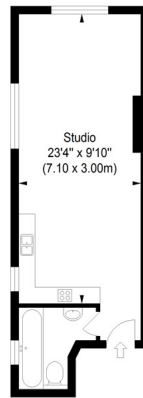






Azenby Road

Approximate Gross Internal Area
274 sq ft / 25.48 sq m



Second Floor


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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

**GARETH
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