



ASKING PRICE

**£220,000**

**Sedgmoor Place**

London, SE5 7RQ

**GARETH  
JAMES**

## PROPERTY SUMMARY

Gareth James are pleased to bring to the market this beautiful studio apartment set in the unique Grade II-listed Pilgrims' Cloisters on Sedgmoor Place. Once almshouses, originally built for 'Aged Pilgrims', the grounds are now home to many cosy apartments that look out over its extensive green communal garden, designed by a landscape gardener and featuring a number of tropical plants, a herb garden usable by all residents, as well as communal BBQ. The grounds also include a laundry room with washer & dryer.

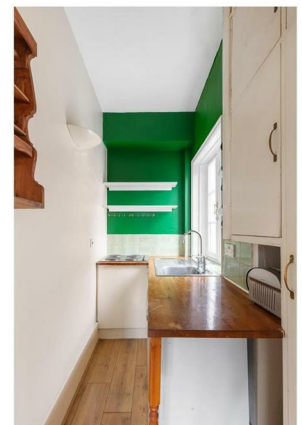
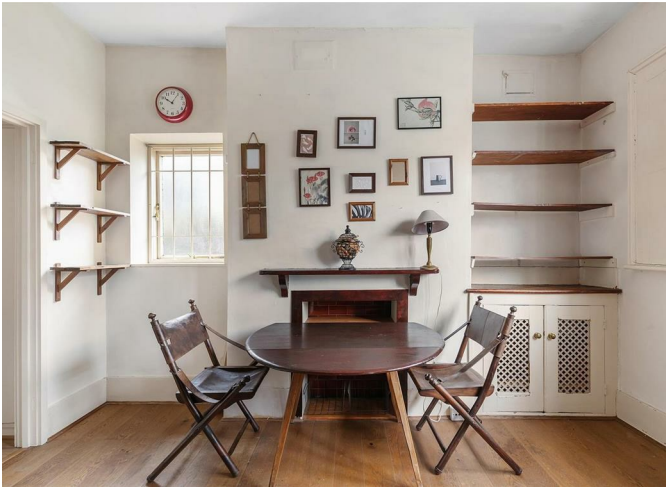
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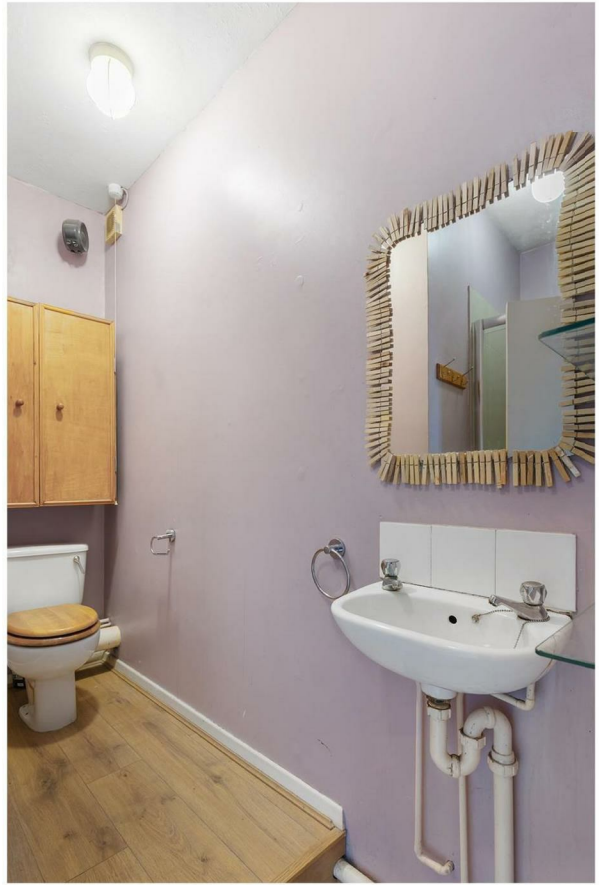


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First Floor  
250 1/2'

Sedgmoor Place, SE5  
Approximate Gross Internal Area  
23.22 SQ.M / 250 SQ.FT



Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	62
(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	

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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