



OFFERS IN EXCESS OF

£360,000

Ethnard Road

London, SE15 1RU

**GARETH
JAMES**

PROPERTY SUMMARY

Offered chain free is this expansive one-bedroom flat on the first floor, featuring its own private entrance for added convenience.

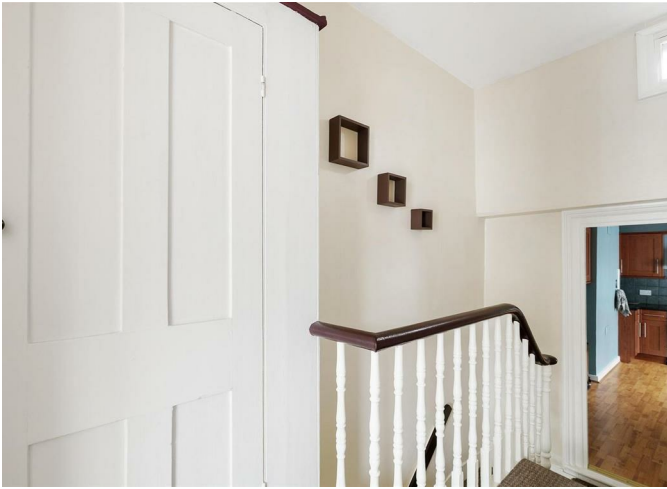
1



1



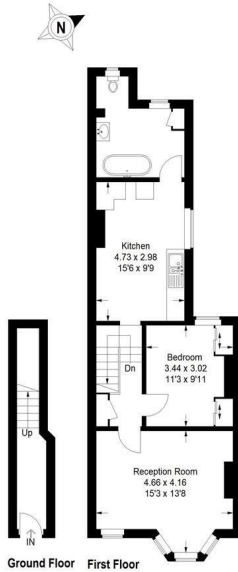
1







Ethnard Road, SE15
 Approximate Gross Internal Area
 Ground Floor = 6.1 sq m / 66 sq ft
 First Floor = 56.9 sq m / 612 sq ft
 Total = 63.0 sq m / 678 sq ft




This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID:438148)

1 | 

1 | 

1 | 

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 JAMES	OFFICE ADDRESS 129 Bellenden Road London SE15 4QY	OFFICE DETAILS 02077324330 sales@garethjames.com https://www.garethjames.com/
-------------------------	---	--