



AUCTION GUIDE

**£550,000**

**Leylang Road**

London, SE14 5QZ

**GARETH  
JAMES**



## PROPERTY SUMMARY

This Victorian conversion, currently arranged as two separate flats, presents a prime renovation opportunity and an excellent investment prospect.

4



1



2









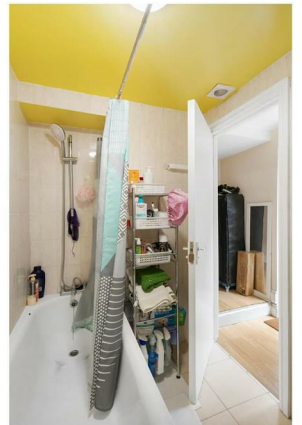








Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.

4

1

2

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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

**GARETH JAMES**

**OFFICE ADDRESS**  
129 Bellenden Road  
London  
SE15 4QY

**OFFICE DETAILS**  
02077324330  
sales@garethjames.com  
<https://www.garethjames.com/>