



GUIDE PRICE

**£600,000**

**Shenley Road**

London, SE5 8NF

**GARETH  
JAMES**

## PROPERTY SUMMARY

\*\*Guide price £600,000 - £625,000\*\*

Laid out over the first and second floors of this wonderful Victorian conversion, this spacious two double-bedroom home spans an impressive 844 sq ft, benefits from its own private entrance and wonderful views from the top floor.

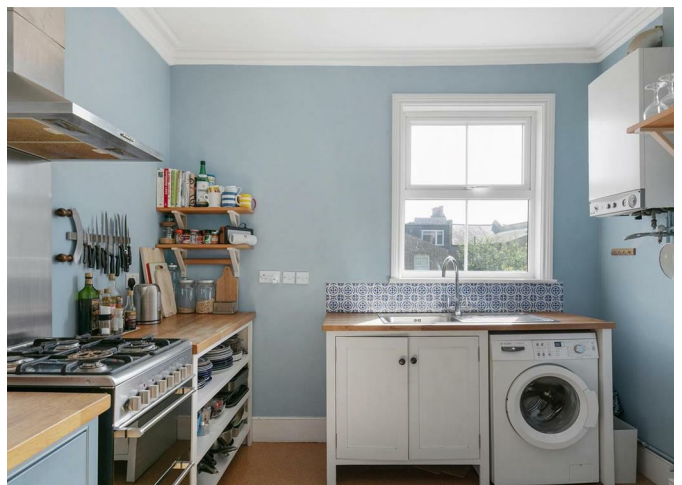
2



1



1



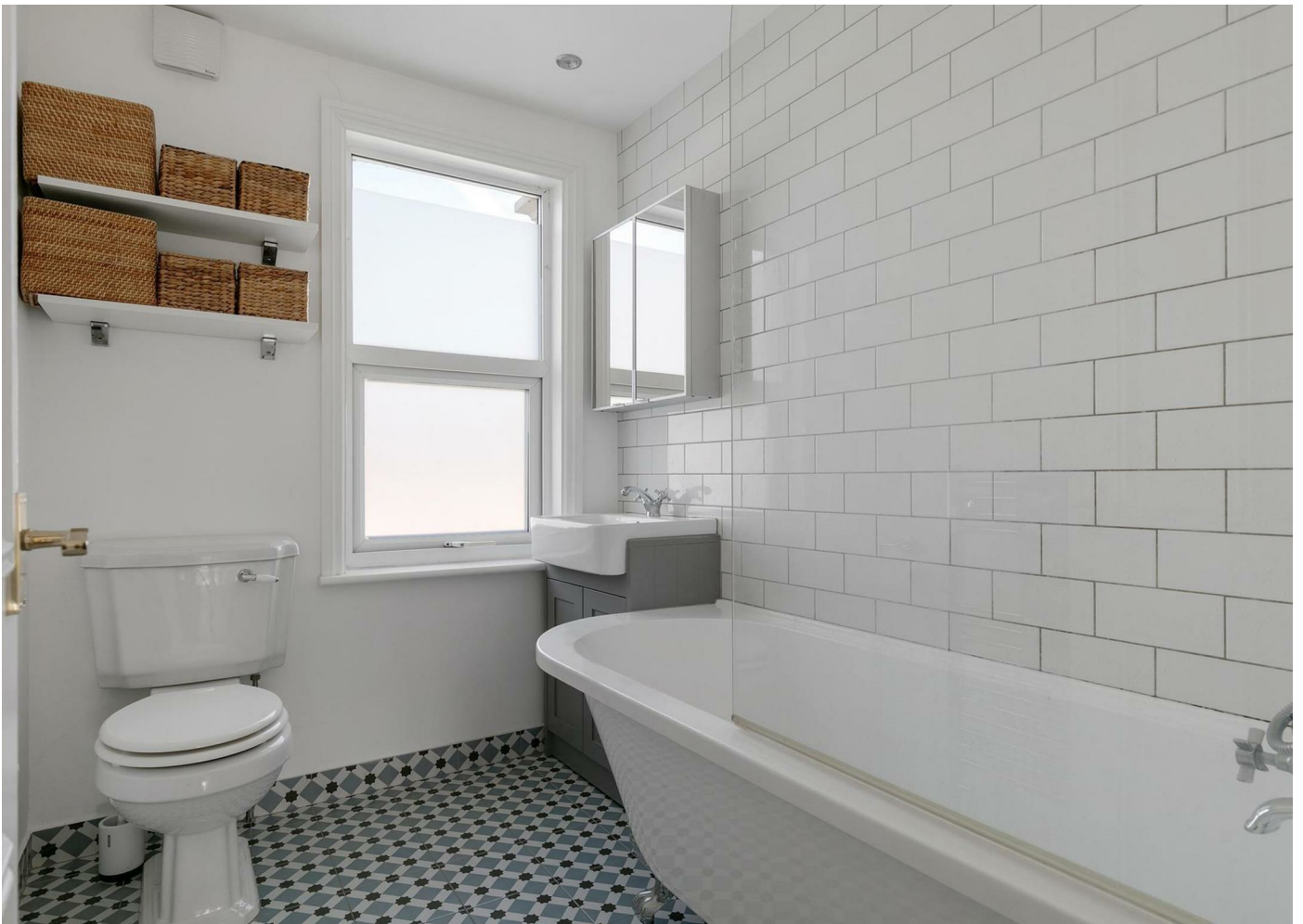









Illustration for identification purposes only. Not to scale. Floor Plan Drawn According To RICS Guidelines.

2 | 

1 | 

1 | 

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>		
(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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