



OFFERS IN THE REGION OF

**£575,000**

**Avignon Road**

London, SE4 2JT

**GARETH  
JAMES**

## PROPERTY SUMMARY

This two bedroom, private garden flat, has been thoughtfully renovated by its current owners, is move-in ready and exudes warmth and style.

2



1



1









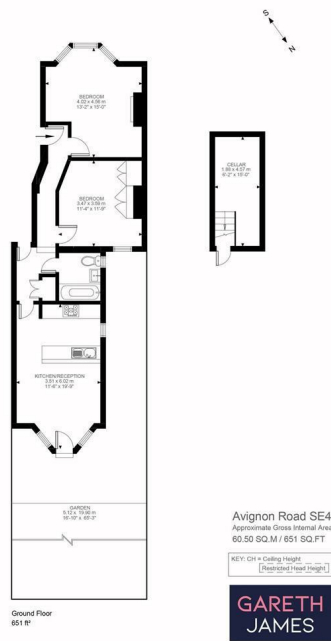


Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.

2

1

1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>	66	
(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**

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