



ASKING PRICE

**£425,000**

**Danby Street**

London, SE15 4BT

**GARETH  
JAMES**



## PROPERTY SUMMARY

An attractive and spacious ground-floor flat with shared garden in one of SE15's most desirable areas.

1



1



1















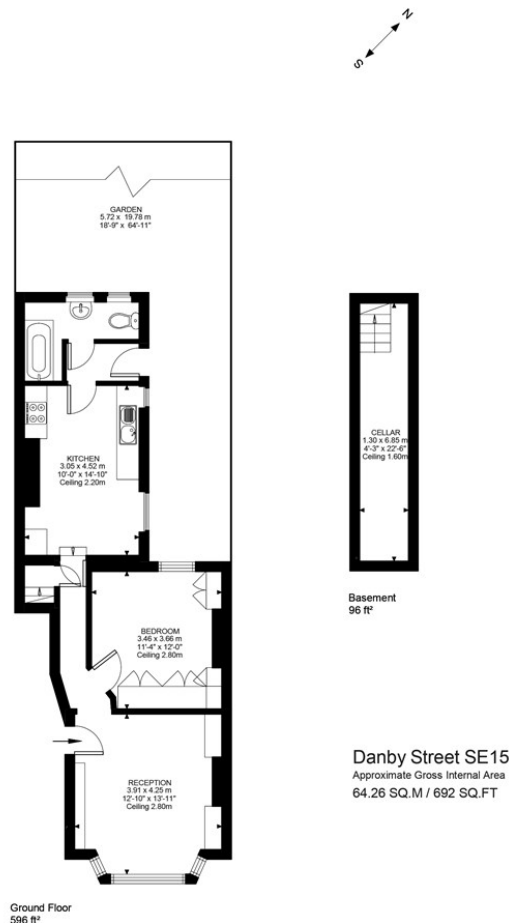


Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.

**LOCAL AUTHORITY**  
Southwark Council

**TENURE**  
Share of Freehold

**COUNCIL TAX BAND**  
B

**VIEWINGS**  
By prior appointment only

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>	57	59
(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  
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