



44D Pepys Road London

£450,000
SHARE OF
FREEHOLD

Pleased to market this bright and spacious, first floor flat within a handsome semi-detached Victorian house on Pepys Road, Telegraph Hill. With two good sized double bedrooms, a separate kitchen and spacious reception room with tonnes of natural light. The property is offered to the market with no forward chain, and with a share of the freehold. Telegraph Hill offers quiet tree lined streets, plenty of green space and amazing views from Telegraph Hill Park.

Call the sales department to reserve a viewing.

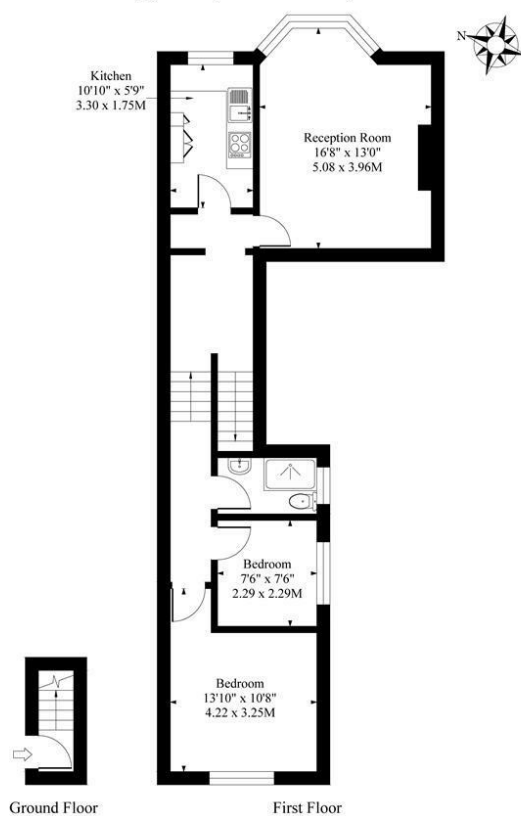


• Two Bedroom Apartment • Period Conversion • First Floor • Great Condition • Council Tax - Band C



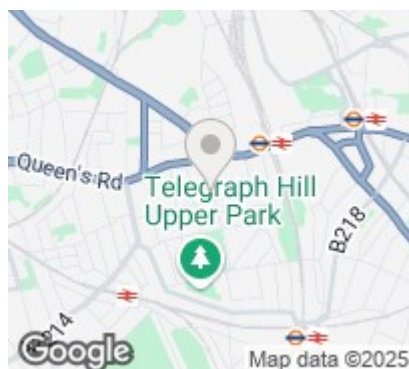


Pepys Rd, Lewisham, SE14



Ground Floor
Approximate Gross Internal Area
First Floor
655 Sq Ft - 60.85 Sq M

Measured in according with RICS guidelines. Every attempt is made to ensure accuracy
However all measurements are approximate.
The floor plan is illustrative purposes only and is not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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

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