



**44 Chatham Street
SE17**

£3,950 Per

Modern four bedroom house in Elephant and Castle SE17. The property comprises four double bedrooms, a modern bathroom, separate WC, a spacious reception room, an eat-in kitchen and a private garden. Offered furnished.

Call the lettings department to reserve a viewing 0207 015 1360.

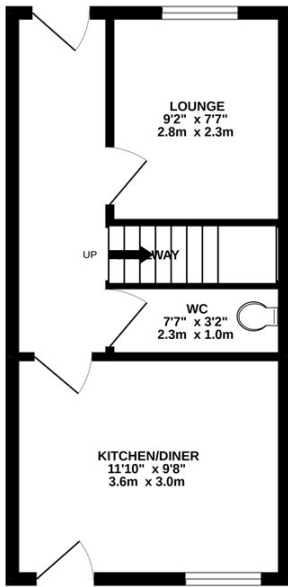


- Four Double Bedrooms • Split Level • Private Garden • Available Mid September • Furnished

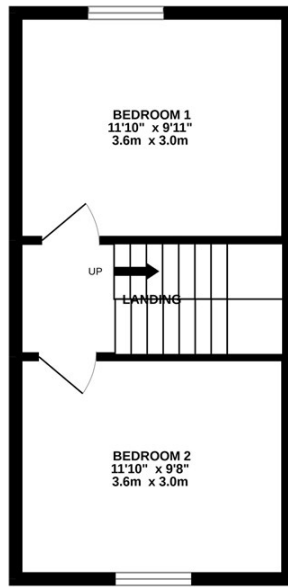




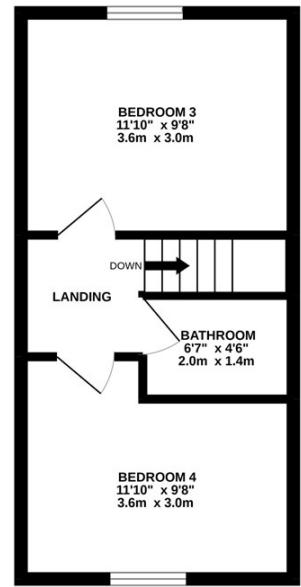
GROUND FLOOR
293 sq.ft. (27.2 sq.m.) approx.



1ST FLOOR
293 sq.ft. (27.2 sq.m.) approx.



2ND FLOOR
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 878 sq.ft. (81.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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