



## Lassell Street, London, SE10 9PJ

### £2,650 Per Calendar Month



**\*\*NEWLY REFURBISHED TERRACED HOUSE IN THE HIGHLY SOUGHT-AFTER GREENWICH AREA – WALKING DISTANCE TO GREENWICH AND MAZE HILL STATIONS\*\***

OC Homes is delighted to present this beautifully refurbished three-bedroom terraced house, ideally situated on Lassell Street in the heart of South East London's vibrant Greenwich.

The property has undergone a full renovation and boasts a bright and spacious through-lounge, a modern fitted kitchen/diner, three generously sized bedrooms, and a stylish first-floor three-piece bathroom, in addition to a ground-floor w/c.

Further benefits include a low-maintenance garden, brand new double-glazed windows, and updated electrics and plumbing throughout.

Perfectly located within walking distance of local amenities and excellent transport links, including Greenwich Station (DLR and Overground), this home offers both convenience and comfort.

Available Now

#### Viewing

Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.

- NEWLY REFURBISHED
- THROUGH-LOUNGE
- KITCHEN/DINER
- FIRST-FLOOR BATHROOM
- GROUND FLOOR W/C
- WELL-PRESENTED GARDEN
- CLOSE TO GREENWICH STATION
- AVAILABLE NOW



TOTAL FLOOR AREA: 82.5 sq.m (888 sq.ft.) approx.

Notes: All areas are given as an approximate guide to the size of the property. The actual area may vary slightly from the above. The above areas are given as an approximate guide only and should not be relied upon for any purpose. The actual area may vary slightly from the above. The above areas are given as an approximate guide only and should not be relied upon for any purpose. The actual area may vary slightly from the above.



| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|---------------------------------------------|-------------------------|-----------------------------------------------------------------|-------------------------|
| Very energy efficient - lower running costs | Current                 | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current                 |
| (92 plus) A                                 |                         | (92 plus) A                                                     |                         |
| (81-91) B                                   |                         | (81-91) B                                                       |                         |
| (69-80) C                                   |                         | (69-80) C                                                       |                         |
| (55-68) D                                   |                         | (55-68) D                                                       |                         |
| (38-54) E                                   |                         | (38-54) E                                                       |                         |
| (21-37) F                                   |                         | (21-37) F                                                       |                         |
| (1-20) G                                    |                         | (1-20) G                                                        |                         |
| Not energy efficient - higher running costs |                         | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| England & Wales                             | EU Directive 2002/91/EC | England & Wales                                                 | EU Directive 2002/91/EC |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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