



Flat 4 Amber Court, Marischal Road, London, Greater London, SE13 5LG

**Pollard Machin**  
estate agents since 1885



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Marischal Road  
London  
Greater London SE13 5LG

Monthly Rental Of £1,900

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A BEAUTIFULLY PRESENTED TWO BEDROOM UNFURNISHED TOP FLOOR FLAT. THIS PROPERTY HAS A MODERN FITTED BATHROOM AND KITCHEN WITH APPLIANCES; DISHWASHER, WASHING MACHINE, FRIDGE-FREEZER AND OVEN/HOB. THERE IS A SPACIOUS OPEN PLAN KITCHEN/LOUNGE AND TWO DOUBLE SIZED BEDROOMS WITH CARPET LAID. IT IS DOUBLE GLAZED THROUGHOUT AND HAS A VIDEO ENTRY SYSTEM. THERE IS ALSO ACCESS TO A COMMUNAL GARDEN. LOCATED ON MARISCHAL ROAD, THIS PROPERTY IS SITUATED IN AN EXCELLENT LOCATION FOR PUBLIC TRANSPORT WITH DIRECT LINKS INTO LONDON. IT IS ALSO WITHIN REACH OF SUPERMARKETS, RESTAURANTS AND LOCAL SHOPS.

EPC RATING - C. LEWISHAM COUNCIL TAX BAND - B. DEPOSIT - £2300.00.

In accordance with Section 21 of the Estate Agents Act 1979 a personal interest is declare whereby the Landlord is a Director of Pollard Machin Estate Agents.



The Agents has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.



**Viewings Strictly by Appointment Only**

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