



Flat D Station Court 392a New

£1,850 PCM Road, New Cross

OLIVER *OJ* JAQUES  
EST. 1986



## Flat D Station Court 392a New Cross Road, New Cross

Situated conveniently for the plethora of transport links, amenities, restaurants, and bars of New Cross, New Cross Gate (Both National Rail and London Overground), and Deptford Bridge (DLR), this well presented two bedroom ground floor apartment is available to rent from mid-August on a furnished basis. Neutrally decorated with hardwood flooring, double glazing, and gas central heating throughout, the property boasts a large open plan lounge/diner/integrated kitchen with washing machine and dishwasher and a modern three piece bathroom suite with tiled flooring and heated towel rail. There is a security intercom system for access into the building as well as bicycle storage to the front and well-kept communal garden to the rear.

- Two Bedroom Apartment
- Communal Garden
- £2,134 Deposit Amount
- Wood Flooring
- Modern
- EPC Rating B
- Council Tax Band C
- Naturally Bright

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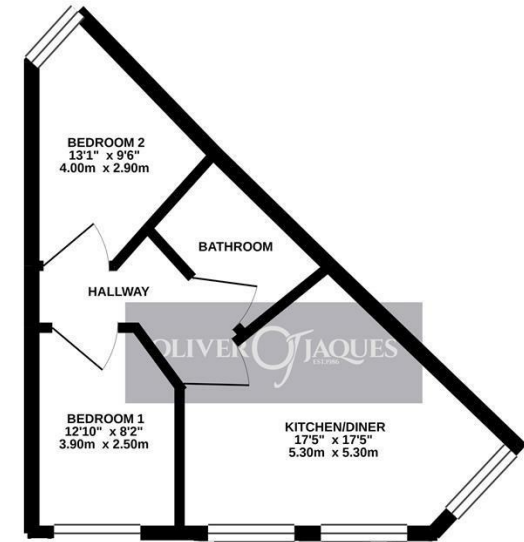
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GROUND FLOOR  
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA - 517 sq ft. (48.0 sq m.) approx.  
While 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	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
		81	82				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	