



James Chiltern
Estate Agents



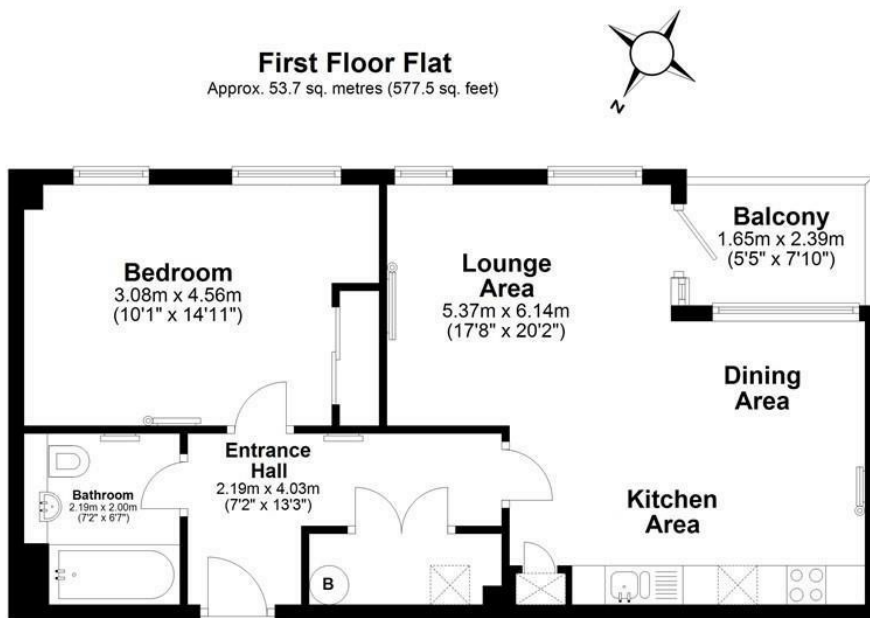
Flat 1 Lennard Lodge, 19 Lennard Road Lennard Road,

Asking Price £230,000 "

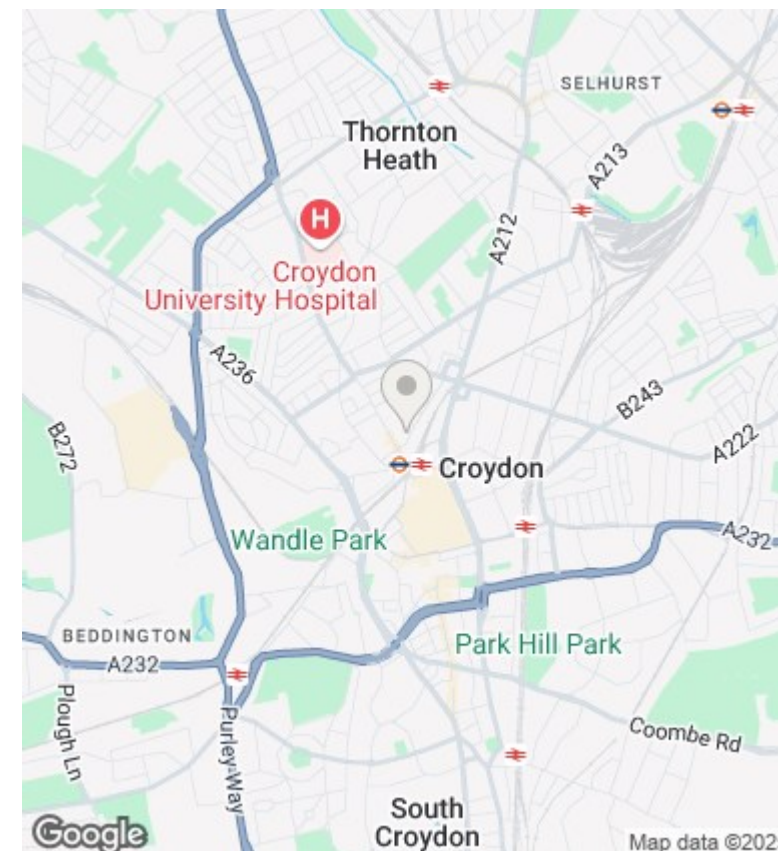
- SPACIOUS ONE BEDROOM APARTMENT
- FULLY FITTED KITCHEN WITH INTEGRATED APPLIANCES
- WELL MAINTAINED COMMUNAL GARDENS
- IDEAL FIRST TIME HOME OR INVESTMENT PURCHASE
- PRIVATE BALCONY
- MODERN FITTED BATHROOM
- LONG LEASE
- IMMACULATE CONDITION THROUGHOUT
- SECURE ENTRYPHONE SYSTEM AND BICYCLE STORAGE
- LOCAL TO ALL AMENITIES AND TRANSPORT LINKS

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0208 681 8133

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Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. The plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser/tenant. The services, systems and appliances listed in this specification have not been tested by Oliver Remnalls or any representative of Oliver Remnalls and no guarantee as to their operating ability or their efficiency can be given. Copyright: Oliver Remnalls Date Prepared: Oct 2020



Directions

Viewings

Viewings by arrangement only. Call 0208 681 8133 to make an appointment.

Council Tax Band

D

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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	