

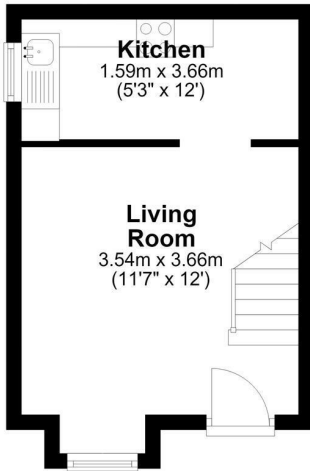


**Coe Avenue, London, SE25 5HW**  
**£1,400 Per Month**



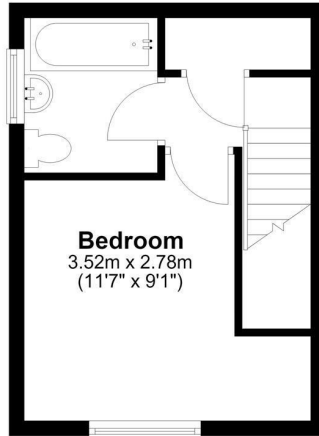
### Ground Floor

Approx. 19.7 sq. metres (212.2 sq. feet)

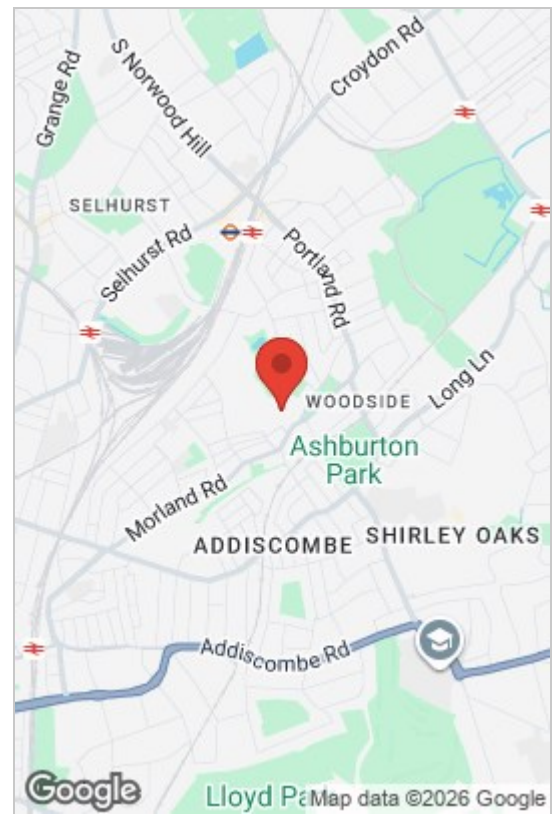


### First Floor

Approx. 20.2 sq. metres (217.0 sq. feet)



Total area: approx. 39.9 sq. metres (429.2 sq. feet)

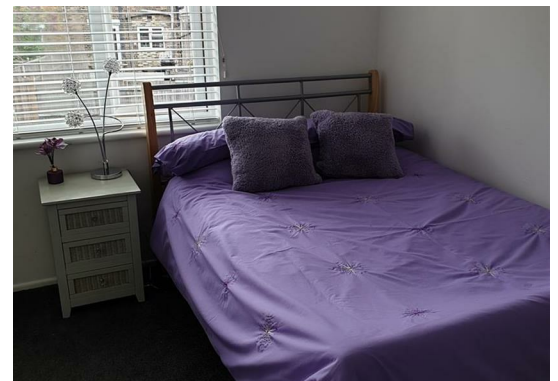


- Spacious Double Bedroom House
- Recently Refurbished Bathroom
- High-quality laminated flooring and soft carpets for added comfort.
- Private Rear Garden
- Excellent Location
- Open-Plan Kitchen & Living Area
- Newly Decorated Throughout
- Double-Glazed Windows
- Allocated Parking Space

This beautifully presented one-bedroom home offers a perfect blend of comfort, style, and convenience. Well decorated throughout, the property features a spacious double bedroom, an open-plan kitchen and living area designed for modern living, and a recently refurbished bathroom with sleek, contemporary fittings. The home also benefits from a mixture of laminated flooring and carpets, double-glazed windows for added insulation, and a fresh, modern décor that creates a warm and inviting atmosphere.

One of its standout features is the private rear garden, providing a peaceful outdoor retreat, ideal for relaxing or entertaining. Additionally, the property includes an allocated parking space. Located just a minute's walk from local buses, shops, and essential amenities, this home offers excellent connectivity and convenience for daily living. Contact us today to arrange a viewing!

Council Tax Band: C



| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| 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.