



FLAT 34 ROSSE GARDENS LONDON, SE13 6PA

£350,000
LEASEHOLD

GUIDE PRICE £350,000 - £375,000 This larger than average, 758 sq ft, first floor apartment is thoughtfully designed to maximise space and natural light, creating a warm and inviting atmosphere. The modern amenities and sleek finishes, such as the high ceilings, add a touch of elegance and charm. The property itself consists of a large open plan reception and kitchen area (with a large kitchen island), with two spacious double bedrooms (one with ensuite bathroom) that both benefit from all day sun from the large, private south-facing balcony. There is also a large, modern family bathroom, as well as lots of storage throughout the property. There is also a beautiful communal garden area, which is well maintained with stunning trees, shrubs and flowers. There is a Tesco and a Gym within a couple of minutes walk and the area generally has a nice, warm community feel.

Located in the vibrant neighbourhood of Hither Green, the location means that there is easy access to local amenities, schools, and transport links, Rosse

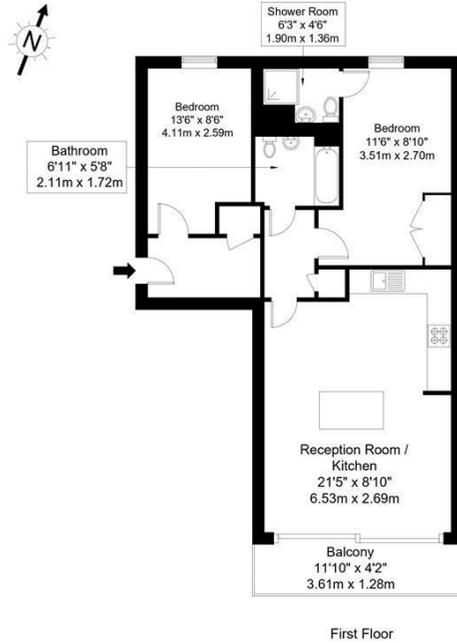
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Desvignes Drive, SE13 6PA

Approx Gross Internal Area = 70.41 sq m / 758 sq ft

Balcony = 4.62 sq m / 50 sq ft

Total = 75.03 sq m / 808 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	86
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Sales
Verdant Lane
London
SE6 1LF

07887933642
glenn@douglaspryce.co.uk
www.douglaspryce.co.uk

DouglasPryce