



52A GARTHORNE ROAD LONDON, SE23 1EW

£2,250 PER MONTH

Situated on a popular residential road, just moments from Honor Oak Park station comes this spacious two-bedroom ground-floor flat offers approximately 635 sq ft of well-arranged accommodation and a substantial private rear garden. Offered unfurnished, the property provides a comfortable home with generous living space and excellent access to local transport links.

The accommodation comprises a bright separate reception room, a well-proportioned kitchen, a bathroom and two bedrooms, including an impressive principal bedroom overlooking the garden. The second bedroom would work particularly well as a single bedroom, nursery or home office. Outside, the property benefits from a private patio leading onto a generous rear garden measuring approximately 37 ft by 18 ft—an excellent space for relaxing, entertaining or gardening. There is also free, unrestricted parking on street outside of the property.

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Approximate Internal Area

635 sq ft/ 59 sq m

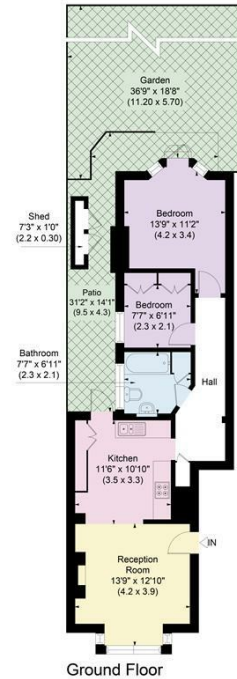
Shed Area

7 sq ft/ 1 sq m

Outside Area

872 sq ft/ 81 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	78
(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

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