



**FELIKS AUGUSTINE**

PROPERTY SALES AND LETTINGS



## Inverine Road London

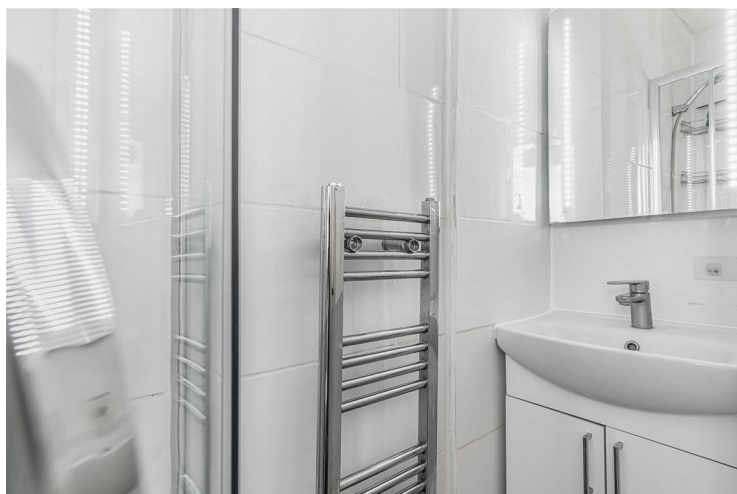
**£1,600 Per**

This two double bedroom spacious flat is located in a highly desirable residential area of Charlton.

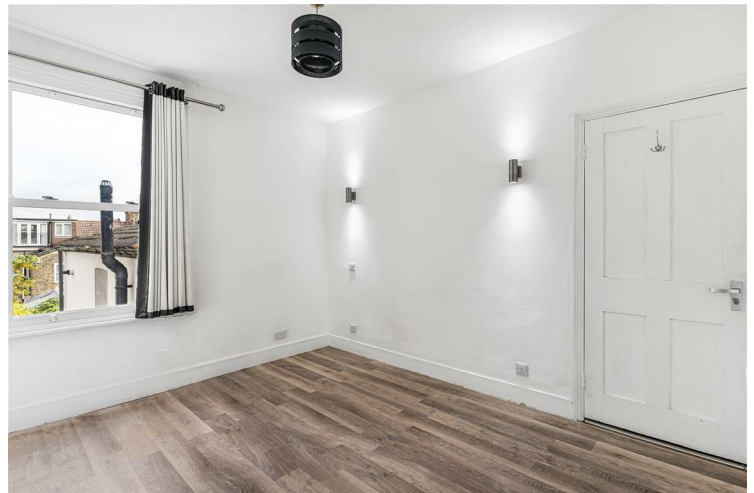
Ideally suited to a couple, 2 single people or one person on their own, this flat comprises of an entrance hall with stairs up to the open plan reception/dining area and kitchen, shower room with underfloor heating and two double bedrooms. The kitchen has an induction hob and electric oven which helps to reduce fuel costs and has double glazing throughout.

The property has recently been refurbished and is tastefully decorated throughout. The property has good transport links as it is close to Charlton Rail Station, offering a 15 minute trip to London Bridge. It is also close to local shopping including Marks & Spencer and Sainsbury's. On-street parking permit required with some free spaces.

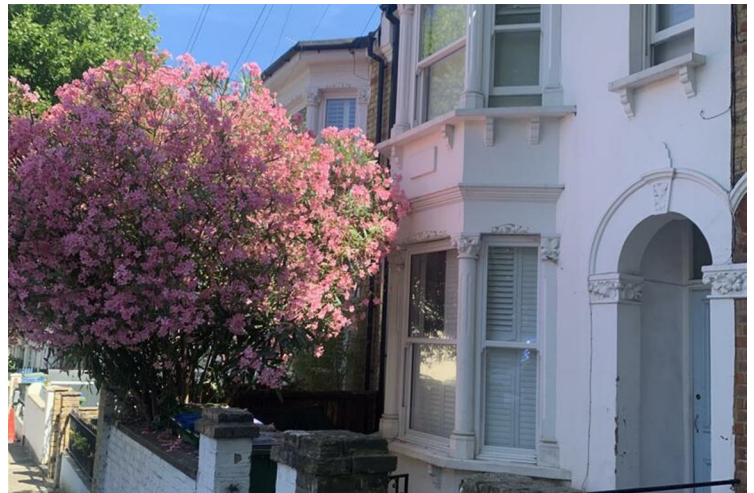
PLEASE NOTE - this property is offered (largely) unfurnished. Photographs showing furniture have been staged and are for illustration purposes only. If you require furniture, please make this a condition of your offer to rent this property.



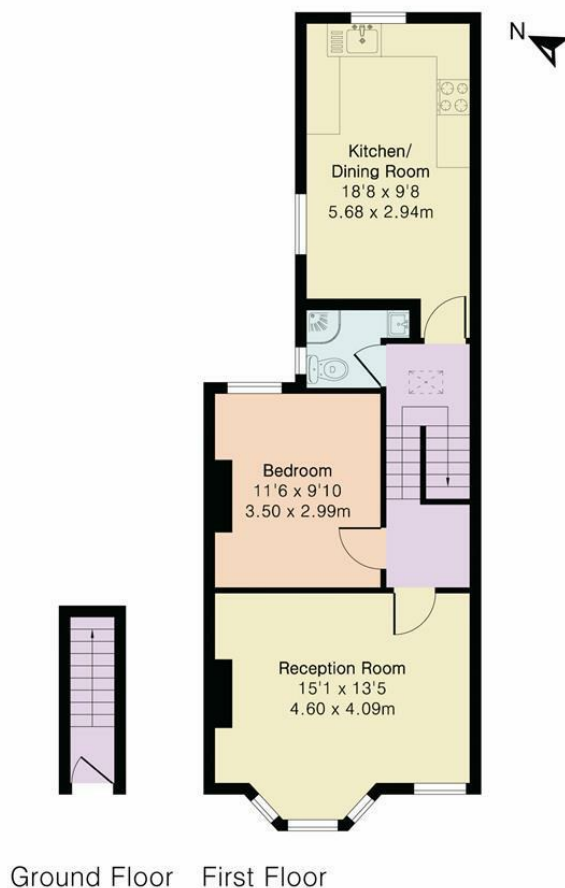
- Close to Charlton Rail Station • 2 Double Bedrooms • Close to shops • Quiet location • Recently refurbished



- On street, free parking available • Gas central heating • Underfloor heating in shower room • Electric oven and induction hob • Karndean flooring



Approximate Gross Internal Area 572 sq ft - 53 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	74
(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

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