



PER MONTH

**£5,500 Per Month**

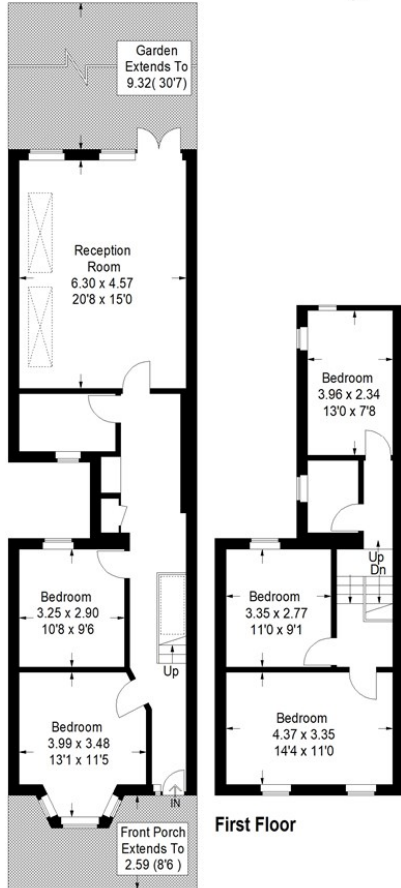
**Lugard Road**

London, SE15 2TB

**GARETH  
JAMES**

## Lugard Road, SE15

Approximate Gross Internal Area  
 Ground Floor = 76.1 sq m / 808 sq ft  
 First Floor = 45.4 sq m / 489 sq ft  
 Total = 120.5 sq m / 1297 sq ft



### Ground Floor

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. (ID463441)

### First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(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

**GARETH  
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OFFICE DETAILS