



Alexandra Drive, SE19 | £700,000

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**pedder**  
NEW HOMES



## In General

- Three-bedroom apartment
- Large Private Garden
- 10-year Building warranty
- 2-year fixture and fitting warranty
- 999 Year Lease
- Predicted EPC A rating
- Video entry system
- Close to Gipsy Hill station
- Communal Gardens & Cycle Storage
- Integrated Bosch Appliances

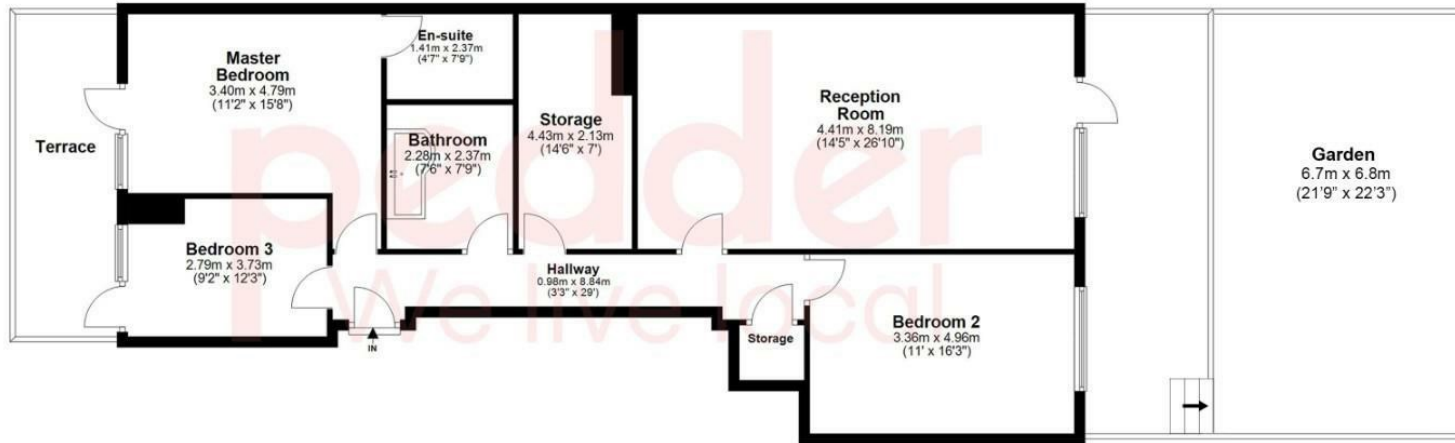
## In Detail

Alexandra House is a boutique collection of nine, brand-new, beautifully crafted, 2 & 3-bedroom apartments close to Gipsy Hill station with a 999 year lease.



# Floorplan

**Lower Ground Floor**  
Approx. 111.4 sq. metres (1199.3 sq. feet)



Total area: approx. 111.4 sq. metres (1199.3 sq. feet)

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Plan produced using PlanUp.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
102 plus) <b>A</b>		
81-101) <b>B</b>		
69-80) <b>C</b>		
55-68) <b>D</b>		
39-54) <b>E</b>		
21-38) <b>F</b>		
1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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