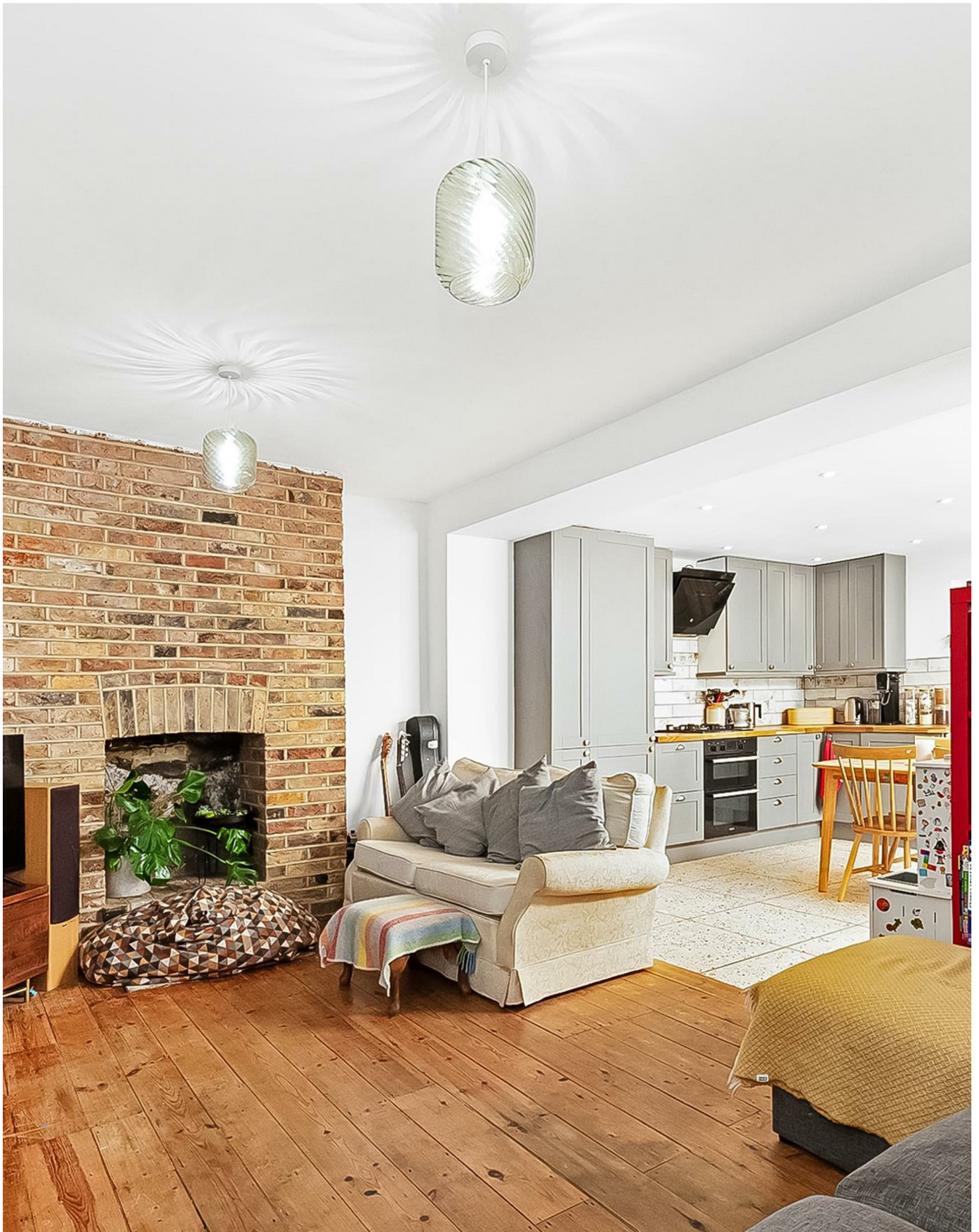




ASKING PRICE

£675,000

Lausanne Road

London, SE15 2JB

**GARETH
JAMES**

PROPERTY SUMMARY

A beautifully presented two-bedroom semi-detached period property with its own private front door, a generous landscaped rear garden and a superb open-plan kitchen/reception room. Extending to approximately 794 sq ft, the property combines attractive period character with a contemporary, practical layout that is particularly well suited to modern London living.

2



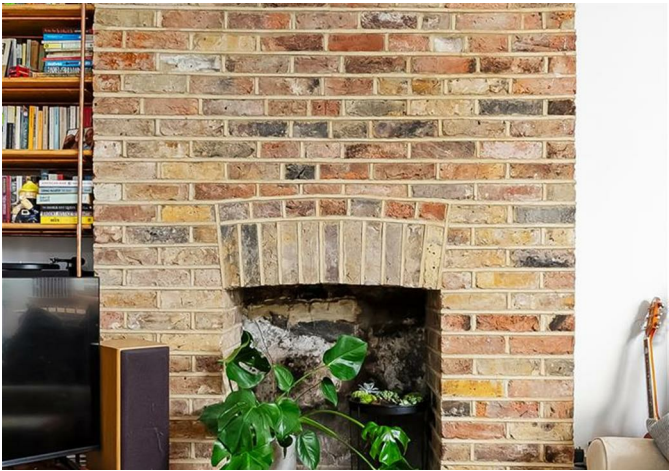
1



1







Lausanne Road, SE15

Approximate Gross Internal Area
73.8 sq m / 794 sq ft



Lower
Ground Floor

Reduced headroom below 1.5 m / 5'0"

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. (ID1330047)

Energy Efficiency Rating

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

GARETH
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