



## Flat 4

Commercial Way | London | SE15 5GQ

Guide price £325,000



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Nestled in the vibrant heart of London on Commercial Way, this charming purpose-built flat offers a delightful blend of comfort and convenience. Spanning an impressive 732 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or professionals seeking a stylish urban retreat.

Upon entering, you are welcomed into a spacious reception room that provides a perfect space for relaxation or entertaining guests. The flat's layout is thoughtfully designed, ensuring a seamless flow between the living areas. The modern bathroom is well-appointed, catering to all your daily needs.

Built in 2000, this property benefits from contemporary design and construction, ensuring a comfortable

- Chain free
- Near top-rated schools
- Modern purpose-built flat
- Built in 2000
- Ideal for families
- Close to transport links
- Spacious 2 bedrooms
- Bright reception room
- Prime London location

## Reception Room

12'7" x 11'7" (3.83m x 3.52m)

## Bedroom

11'2" x 7'8" (3.40m x 2.34m)

## Bedroom 2

11'2" x 10'3" (3.40m x 3.13m)

## Bathroom

7'0" x 5'4" (2.13m x 1.62m)

## Dining Room

9'11" x 9'5" (3.02m x 2.87m)

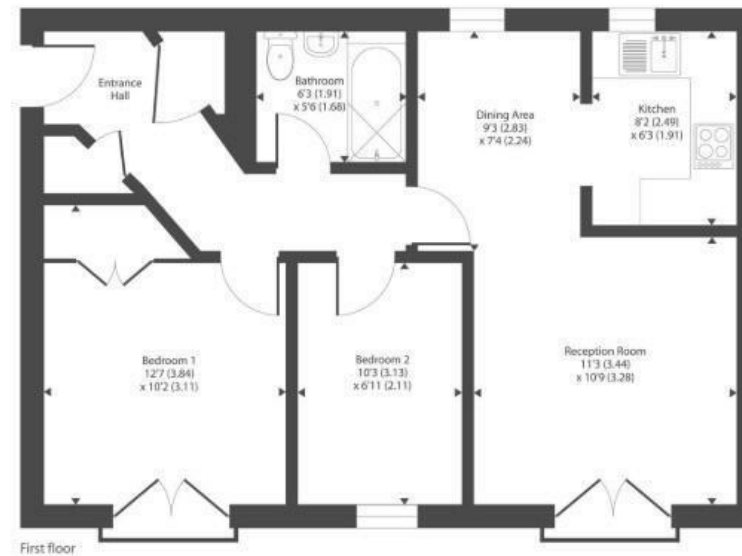
## Kitchen

8'6" x 6'3" (2.60m x 1.91m)

## Hallway



Approximate Area = 582 sq ft / 54 sq m  
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(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	

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