



**103 Ambergate Street
SE17**

£3,600 PCM

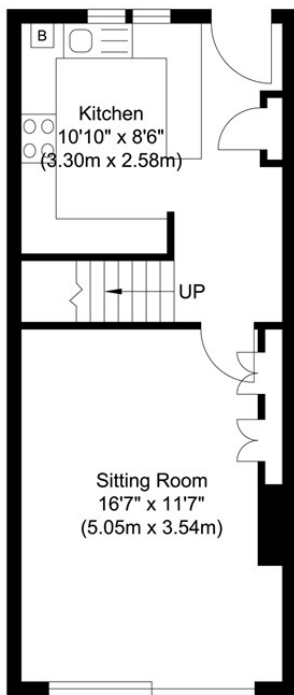
LEONARD LEESE present to market this spacious three bedroom terraced house, comprising three generously sized bedrooms, spacious reception room, beautiful private garden, a bright study, fully fitted kitchen and two bathrooms (one en-suite). 0.2 miles to Kennington tube stations (Bank and Charring Cross branch). Offered furnished.



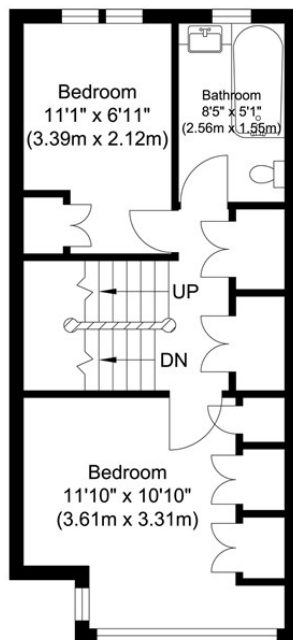
- Three Bedroom House • Two Bathrooms • Study • Private Garden • 0.2 miles Kennington tube • Offered Furnished



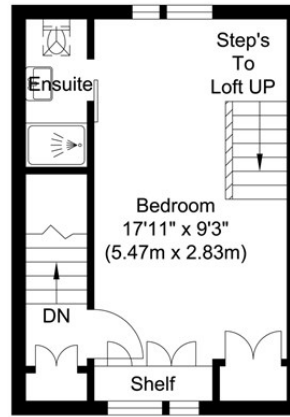




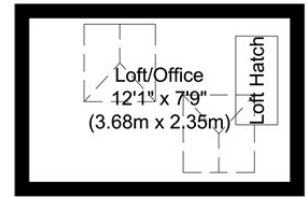
Ground Floor
Approximate Floor Area
379.64 sq. ft.
(35.27 sq. m)



First Floor
Approximate Floor Area
339.92 sq. ft.
(31.58 sq. m)



Second Floor
Approximate Floor Area
220.22 sq. ft.
(20.46 sq. m)



Third Floor
Approximate Floor Area
94.61 sq. ft.
(8.79 sq. m)

Total Gross Internal Area
1034.41 sq. ft.
(96.1 sq. m)

Ambergate Street

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C		
(55-68) D	65	
(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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