



## 97 DAVENPORT ROAD LONDON, SE6 2AU

**£2,950 PCM**

Offered UNFURNISHED, this sizeable four-bedroom, two bathroom (with additional WC) Victorian oak-floored family home is located on a popular residential street just 0.5 miles to both Hither Green and Ladywell/Catford Stations. The house offers flexible, extended living space in excess of 1600sqft.

On the ground floor, the property has a spacious open plan reception and dining area with bay windows and a feature fireplace, as well as a large, modern, dine-in kitchen with range cooker, and rear utility room & WC with underfloor heating and modern combi-boiler. The property also benefits from a large, low maintenance, partially decked garden, with plenty of room for entertaining with a sheltered gazebo area and outdoor power. The hallway has ample storage.

As you move upstairs you will find three doubles and a single bedroom, perfect for use as a home office or for a child's nursery. This floor also benefits from a

**DouglasPryce**

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Approx Gross Internal Area = 154.3 sq m / 1661 sq ft

Restricted head height = 5.5 sq m / 59 sq ft

Total = 159.8 sq m / 1720 sq ft



The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 81        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 66                      |           |
| (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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