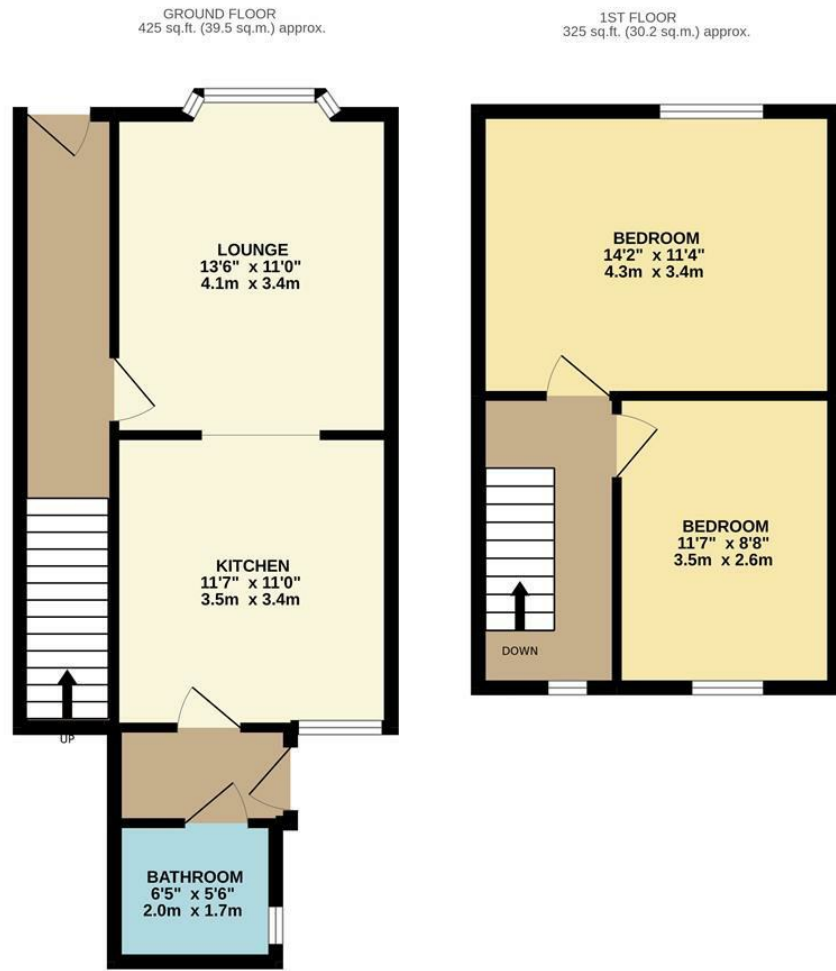


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		57
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



TOTAL FLOOR AREA: 750 sq.ft. (69.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix C2022



FEDERATION ROAD
 LONDON SE2 0JP
 £1,800 Per month



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 www.mlstateagents.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





Presenting a charming 2-bedroom house available for rent, strategically nestled in proximity to the new Elizabeth Line, offering impeccable connections to the heart of London. This residence is a true testament to exquisite living, boasting impeccable condition and thoughtful design.

Step inside to discover a haven of comfort, where both bedrooms are generously sized doubles, ensuring ample space for relaxation and personal retreat. The downstairs bathroom adds a touch of convenience, catering to modern lifestyles.

With its close proximity to the new Elizabeth Line, commuting becomes a breeze, providing swift access to the bustling energy of London while allowing you to retreat to the peaceful ambiance of your home. This property encapsulates the perfect blend of comfort and connectivity, making it an ideal choice for those seeking a balanced urban lifestyle.

Don't miss the opportunity to make this lovely abode your own, where comfort, style, and excellent transport links converge in harmonious synergy.

AVAILABLE END OF JULY.

2 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

FEDERATION ROAD

LONDON SE2 0JP

- TWO BEDROOM TERRACED HOUSE
- POPULAR CO OP ESTATE
- CLOSE TO ELIZABETH LINE
- AVAILABE END OF JULY
- DOWNSTAIRS BATHROOM
- STUNNING CONDITION
- EPC - D
- 750 SQ FT
- COUNCIL TAX BAND C

