



OFFERS IN THE REGION OF

**£700,000**

**Elsinore Road**

London, SE23 2SH

**GARETH  
JAMES**

## PROPERTY SUMMARY

Situated within a highly desirable SE23 postcode, this exceptional Victorian half house offers two generously proportioned double bedrooms, a beautiful rear garden, and an elegant blend of period charm and refined contemporary styling throughout.

2



1



2











Ground Floor  
444 sq ft

First Floor  
416 sq ft

Elsinore Road, SE23  
Approximate Gross Internal Area  
79.93 SQ.M / 859 SQ.FT



Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.

2 |

1 |

2 |

| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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

|                     |  |   |
|---------------------|--|---|
| <b>GARETH JAMES</b> | <b>OFFICE ADDRESS</b>                    | <b>OFFICE DETAILS</b>   |
|                     | 129 Bellenden Road<br>London<br>SE15 4QY | 02077324330<br>sales@garethjames.com<br><a href="https://www.garethjames.com/">https://www.garethjames.com/</a> |