



40 Marcia Road London

£4,800 PCM

Modern four bedroom house, built in Victorian style located on a popular and quiet tree lined street in SE1. The property comprises three generously sized bedrooms, a master bedroom with dressing room and en-suite bathroom, a 16ft reception room with bay window, a dining room, downs stairs WC, a modern kitchen with direct access onto a SW facing courtyard garden. An excellent freehold home with fantastic links into the City & West End or a lucrative investment (rental value: £3000 - £3200 per calendar month).



• Five Bedroom House • Three Bathrooms • 1200+ SQ FT • Marcia Road SE1







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(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

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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