



CHARLES KNIGHT  
ESTATE AGENTS



## 25 Branscombe Street , London, SE13 7AY £700

Just a short walk from the DLR station, providing fast and easy access to Canary Wharf, Stratford, the City, and other key destinations. Local shops, cafés, parks, and supermarkets are all nearby for your convenience.

#### Room & Property Features:

All bills included (gas, electric, water, council tax)

Superfast Wi-Fi

Fully furnished double room

Modern, fully equipped kitchen

Clean and spacious shared areas

Regular cleaning of communal spaces

#### Ideal For:

Professionals or students seeking a clean, comfortable, and well-connected home with a relaxed and friendly



## Viewing

Please contact our Lewisham Office on 02088 524441 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan

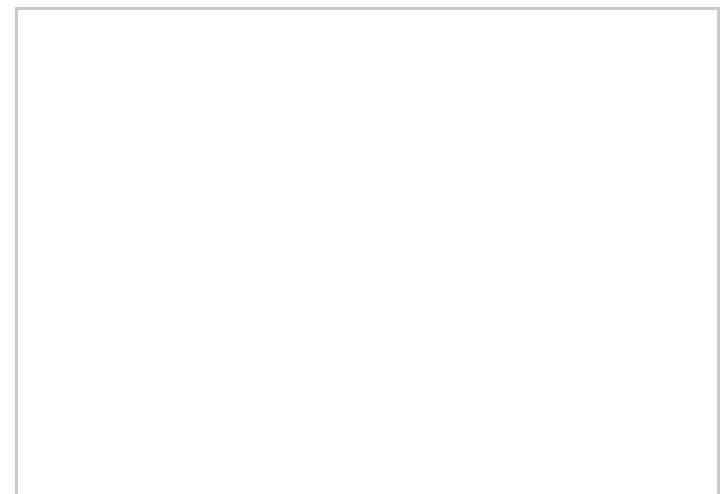
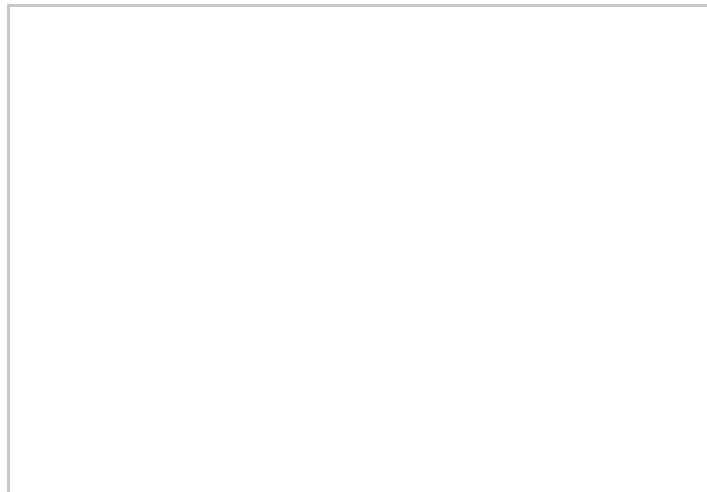


## Area Map



## Energy Efficiency Graph

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



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