



PRICE GUIDE

**£2,000,000**

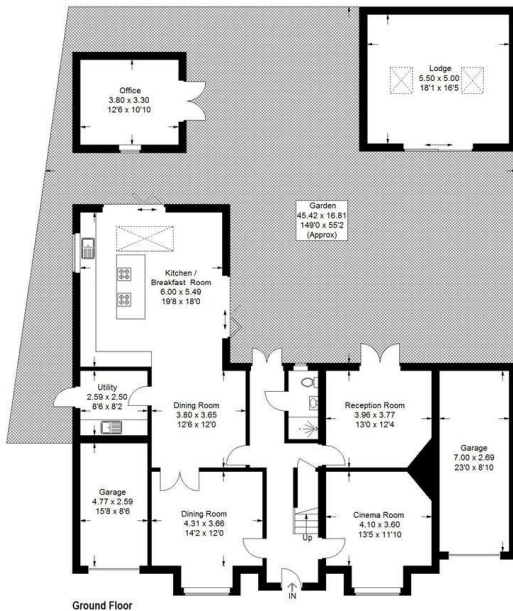
**Knoll Rise**

Orpington, BR6 0DD

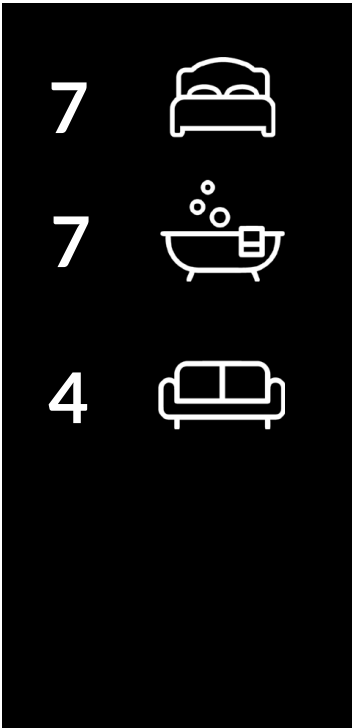
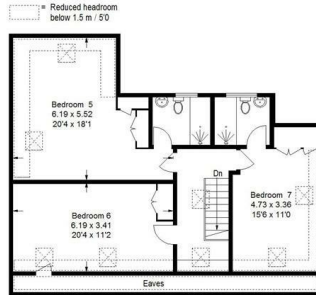
FINE & COUNTRY

**Knoll Rise, BR6**

Approximate Gross Internal Area (Excluding Eaves)  
 346.6 sq m / 3731 sq ft  
 Garages = 31.5 sq m / 339 sq ft  
 Outbuildings = 40.1 sq m / 432 sq ft  
 Total = 418.2 sq m / 4502 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1287181)



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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		73	81



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



**OFFICE ADDRESS**  
 47B Great Guildford Street  
 London Bridge  
 SE1 0ES

**OFFICE DETAILS**  
 02076352063  
 southeastlondon@fineandcountry.  
<https://www.fineandcountry.co.uk>