



## ROSSE GARDENS DESVIGNES DRIVE LONDON, SE13 6PD

**£350,000**  
LEASEHOLD

\*GUIDE PRICE £350,000 - £375,000\* Set within the popular Meridian South development and located just 0.3 miles to Hither Green station, this generously proportioned two-bedroom apartment offers approximately 824 sq ft of internal accommodation, together with an impressive private wraparound balcony. Positioned on the second floor, the property benefits from two double bedrooms, two bathrooms and a particularly spacious open-plan reception and dining area, making it an excellent option for professionals, couples or young families.

The accommodation comprises a welcoming entrance hall, a separate fitted kitchen, and a bright reception room with ample space for both living and dining furniture. Doors open directly onto the substantial balcony, providing an ideal spot for outdoor dining and entertaining. The principal bedroom benefits from a modern en-suite shower room, while the second double bedroom is served by a separate family bathroom. The apartment also offers useful storage and a

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**Approximate Internal Area**

824 sq ft/ 76 sq m

**Outside Area**

97 sq ft/ 9 sq m

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.

Reduced head height below 1.5m



| 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 |           |

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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