



## 47 ST. MILDREDS ROAD LONDON, SE12 0RD

£1,550 PCM

Offered fully furnished, this extremely high specification, first floor, one bedroom apartment is situated on the borders of Lee and Hither Green. With Lee station just 0.3 miles away and Hither Green just 0.6 miles.

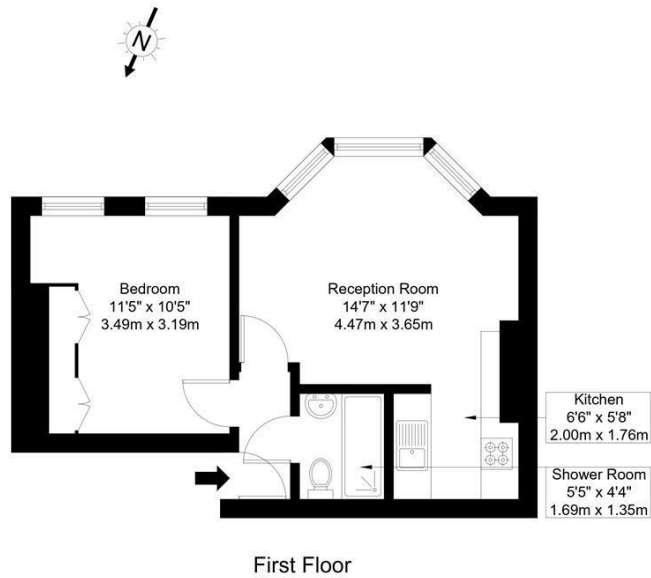
The property has been recently refurbished and styled immaculately, with a top of the range kitchen and bathroom recently installed. There is also a good-sized living room with a huge bay window, which allows an abundance of light in to the property, as well as a large double bedroom, with floor-to-ceiling bespoke cabinetry creating some elegant, bespoke wardrobes. There is also a dedicated, off-street parking space at the front of the property as well.

The property also sits within the vicinity of several leafy spaces; with Mountsfield park, Manor House Gardens and Northbrook Park all within a short walk away. For pubs, you will find both the popular Station Pub and Hotel and the Lord Northbrook pub each a short walk away and very popular with the locals. This one is not to be missed so please enquire with Douglas Pryce now to reserve your slot to view.

**DouglasPryce**

# St. Mildreds Road, SE12 0RD

Approx Gross Internal Area = 33.49 sq m / 360 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out on commission your own inspection of the property.  
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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>	<b>73</b>	<b>78</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 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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**DouglasPryce**