

**Elmers End Road, London**

£1,300PCM (Deposit: £1,442)

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|   | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         | 75        |
| (55-68) <b>D</b>                            | 56      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

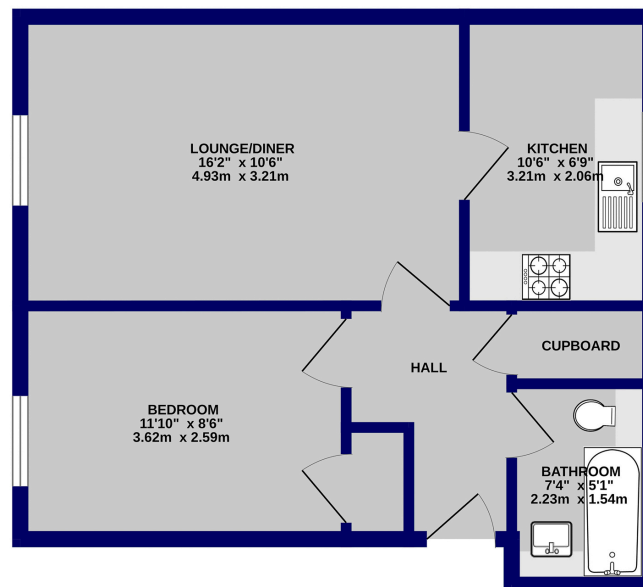
Tax Band: C Furnished: Unfurnished

Please Quote Ref TH0310 For All Enquiries - Bright and spacious one bedroom ground floor apartment (444 Sq.Ft) with parking space, ideally situated just a short walk from Birkbeck station and amenities. The property offers ready-to-move-into accommodation with stylish finish and neutral interiors throughout - ideal for single occupier or professional couples alike. Features include a generous reception/diner, separate well equipped kitchen, modern bathroom, ample inbuilt storage, electric heating and double glazing.

## Key Features

- Well Presented One Bedroom Ground Floor Flat
- Neutral Finish and Modern Interiors
- Ample Inbuilt Storage
- Short Walk to Birkbeck Station
- Unfurnished
- Popular Residential Location
- Bright and Spacious Accommodation
- Residents' Parking
- Easy Access Penge, Crystal Palace and Beckenham
- Please Quote Ref TH0310 For All Enquiries

GROUND FLOOR  
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA - 444 sq.ft. (41.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.