



Sinclair Place SE4  
Guide price £450,000 - £475,000

0207 781 9888  
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# In general

- Online video tour and in person viewings available
- Spacious reception room
- New modern kitchen
- Recently refurbished bathroom suite
- Two double bedrooms
- Private rear garden
- Off street parking
- Access to communal gardens
- Double glazing
- Close to excellent transport links

# In detail

A wonderful two double bedroom mid-terraced house for sale on the secluded Sinclair Place with a private rear garden.

This property comprises a spacious reception room, new modern kitchen with integrated appliances, recently refurbished bathroom suite, two double bedrooms and a private rear garden. Further benefits include off street parking, access to communal gardens, shared garden at the end of Sinclair Place, plenty of storage, double glazing and a lovely finish throughout.

Located approximately just 0.5 miles from Crofton Park station offering excellent transport links into London Bridge, Blackfriars and many other locations. Local amenities are also close by including a variety of restaurants, gastro pubs, coffee shops and parks. EPC: C.

Viewings are highly recommended, call the Pedder Brockley sales team to arrange a viewing today.





# Floorplan

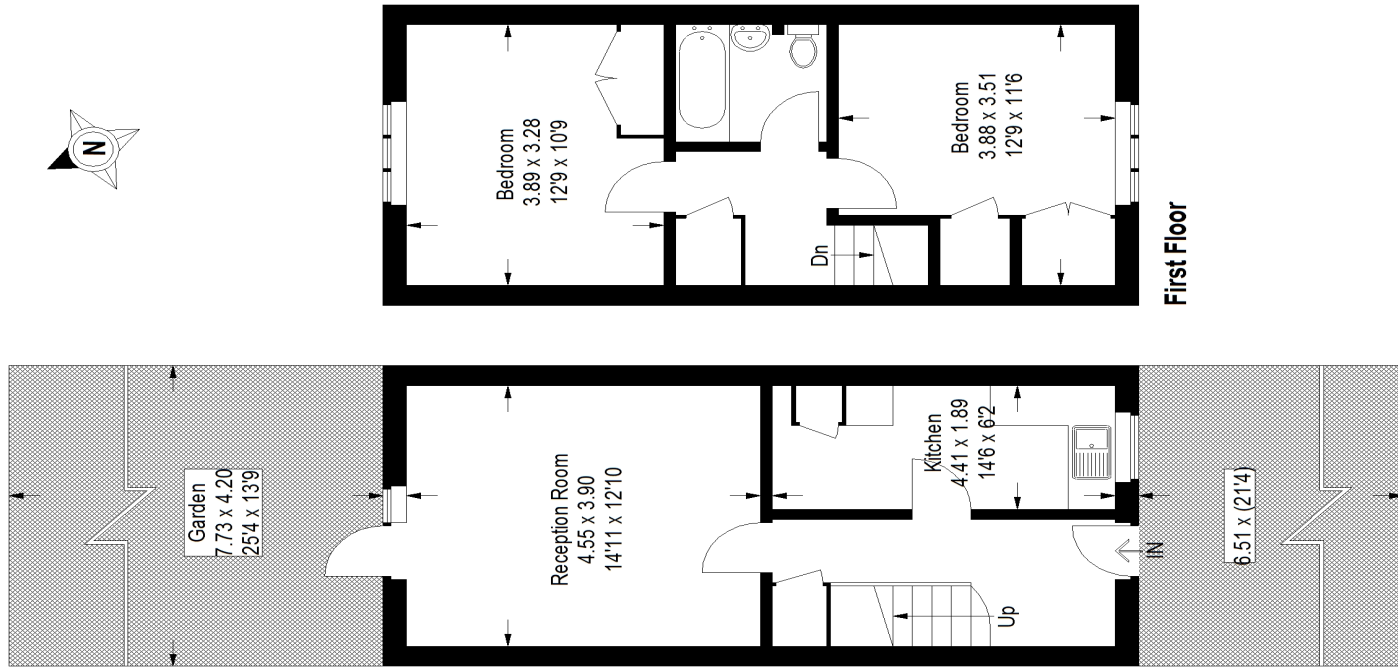
## Sinclair Place SE4

Approximate Gross Internal Area

Ground Floor = 35.8 sq m / 385 sq ft

First Floor = 35.5 sq m / 382 sq ft

Total = 71.3 sq m / 767 sq ft



## Ground Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice.

Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		92   A
81-91	B		
69-80	C	78   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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