



Elmers End Road, SE20  
Offers over £287,000

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# In general

- Two bedrooms
- Fourth floor
- Pleasant elevated views
- Lift
- Modern kitchen and shower room
- Convenient location
- Service charge includes; central heating, hot water and buildings insurance

# In detail

A smart two bedroom fourth floor property forming part of an art-deco style development, well placed for multiple transport links and amenities.

This light and bright property has been upgraded to offer a modern separate kitchen and a luxury walk-in shower room, whilst the main bedroom boasts impressive far-reaching views and a double aspect. The accommodation is stylishly decorated with colourful feature walls and a well-appointed layout separates the bedrooms, ideal for guests. Further benefits include a communal rear garden, a lift, double glazing throughout, and residents parking.

Elmers End Road includes a variety of shops, supermarkets, and local businesses that cater to the needs of the local community. The property is situated within a short walking distance to Anerley Station offering excellent transport links into London Bridge, Victoria, Canada Water, Canary Wharf, Shoreditch, Whitechapel, Highbury & Islington and many other locations across London.

EPC: C | Council Tax Band: B | Lease: 995 years remaining | SC: £345PM\* | GR: N/A | BI: Incl in SC

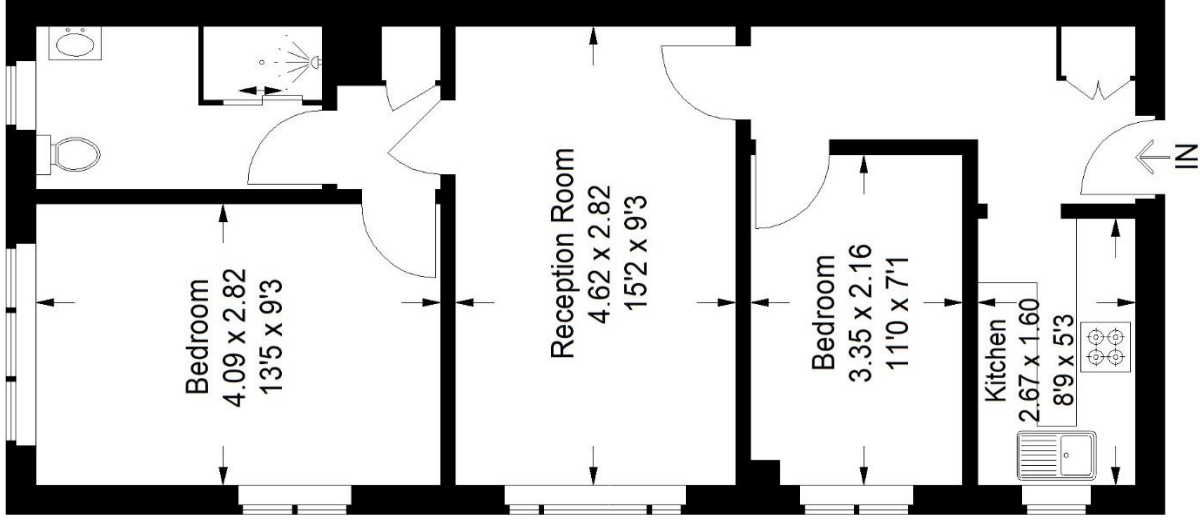


# Floorplan

## Sherborne Court, SE20

Approximate Gross Internal Area

52.0 sq m / 560 sq ft



## Fourth 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		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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