



Florence Road, SE14 | Guide Price £325,000

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In General

- Three bedrooms
- Offered chain free
- Share of freehold
- Modern bathroom suite
- Bright kitchen/ reception room
- Close to excellent transport links
- Abundance of local amenities nearby
- Large sash windows

In Detail

**** Guide Price £325,000 - £350,000 **** A fantastic three bedroom apartment for sale on the popular Florence Road. Offered chain free.

This period conversion is set on the first floor. It offers 520 sq ft and comprises a bright kitchen/ reception room, a modern bathroom suite and three bedrooms.

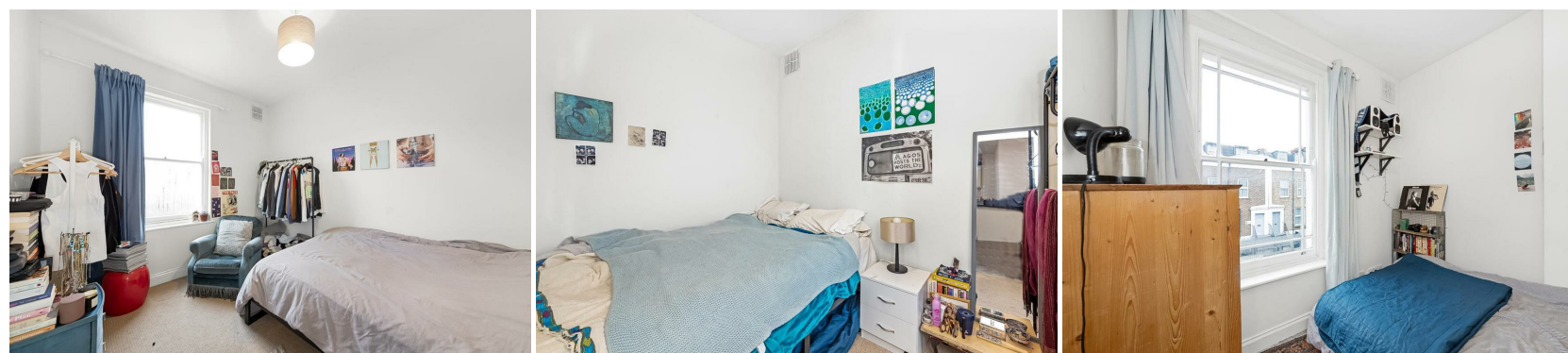
Further benefits include a share of freehold, an abundance of natural light, large sash windows, high ceilings and so much more.

This property is situated approximately just 0.3 miles to New Cross station, and with Brockley, St John's and New Cross Gate stations within 0.7 miles, there are excellent transport links into London Bridge, Highbury & Islington and many other locations.

It is also just a short walk to various local amenities including a variety of restaurants, coffee shops, cafes, gastro pubs and parks.

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

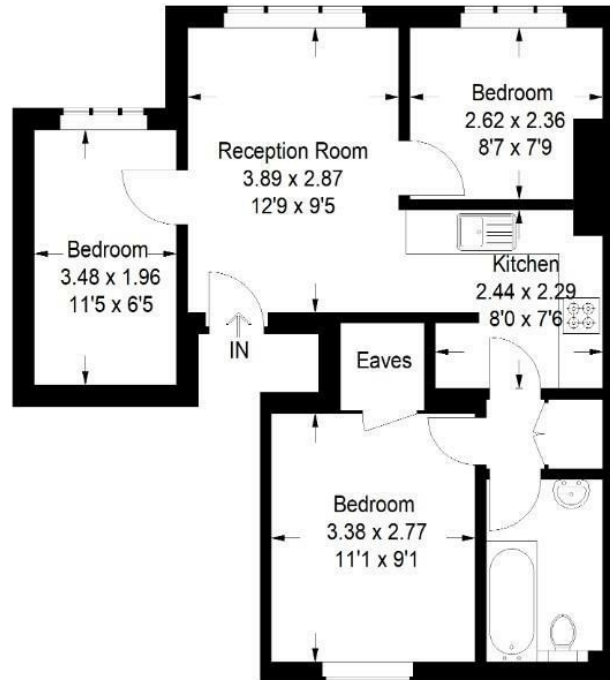
EPC: D | Council Tax Band: B | Lease: 85 years remaining | SC: As & when | GR: £0 | BI: £400



Floorplan

Florence Road SE14

Approximate Gross Internal Area
(Excluding Eaves)
48.3 sq m / 520 sq ft



First 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			83
81-101) B			
69-80) C			
55-68) D		65	
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	