



45A RONVER ROAD LONDON, SE12 0NR

**£325,000
SHARE OF FREEHOLD**

Offered to the market chain free, this two bedroom, share-of-freehold, lower ground floor apartment is situated just 0.5 miles from Lee Station and benefits from its own, private rear garden.

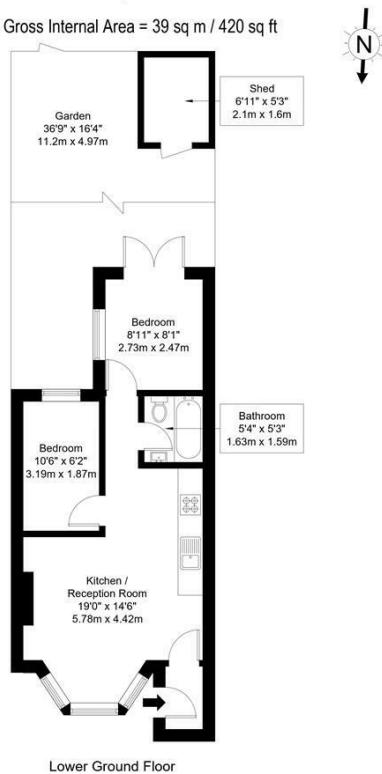
Internally the property has a good-sized, open plan kitchen and living room area. Recently modernised throughout, there is also two bedrooms and a modern bathroom suite, as well as direct access to a large private rear garden.

Situated on a quiet residential street, the property benefits from excellent transport links, a selection of highly regarded local schools, green spaces and parks, and many other local amenities are all within easy reach.

DouglasPryce

Ronver Road, SE12 0NR

Approx Gross Internal Area = 39 sq m / 420 sq ft

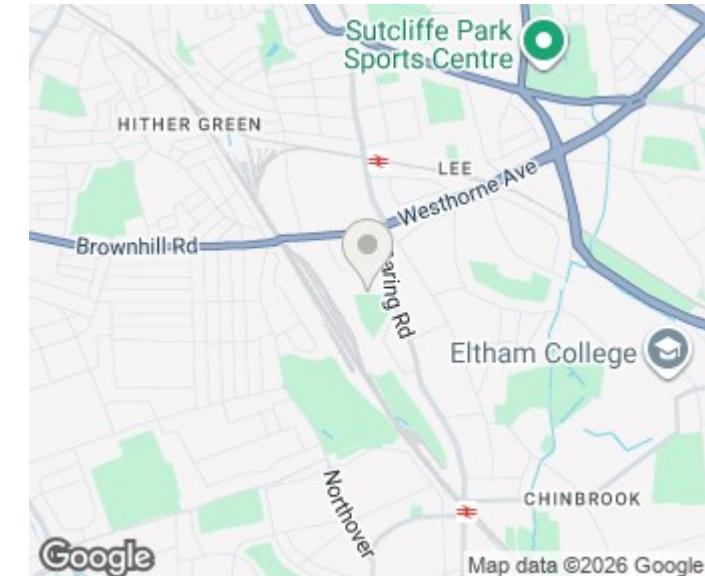


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P L A N**

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 or commission your own inspection of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		73	75
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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