

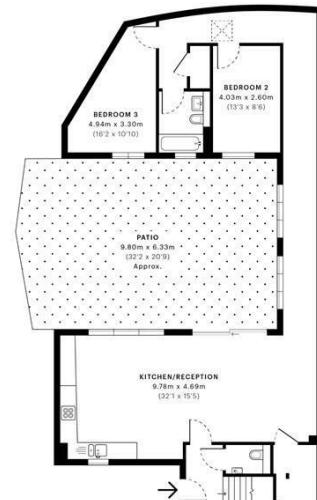


5 HERRON WALK LONDON, SE13 6BF

**£875,000
FREEHOLD**

Just 0.5 miles from Ladywell and 0.6 miles from Catford station lies this private, gated Mews community of Heron Walk. At just over 1501 SQ FT of internal space, this property offers the best in modern design; with a focus on maximising light and space, this stunning contemporary home offers thoughtful family accommodation finished to an extremely high class specification. This gorgeous, contemporary property benefits from three good-sized double bedrooms, two bathrooms, a separate downstairs WC and has the stunning feature of a huge landscaped, wrap around courtyard garden.

DouglasPryce



— Ground Floor



— First Floor

GROSS INTERNAL AREA (GIA)
The floor area of the property
139.47 sqm / 1501.24 sqftNET INTERNAL AREA (NIA)
The floor area of the property available
126.75 sqm / 1365.85 sqftEXTERNAL STRUCTURAL FEATURES
The external structural features include windows, doors, and external walls.
0.00 sqm / 0.00 sqftRESTRICTED HEAD HEIGHT
The height of the property's external walls.
2.81 m / 9.23 ft

Spec Verified floor plans are produced in accordance with
Royal Institution of Chartered Surveyors' Property Measurement Standards.
Please note that these floor plans are for guidance purposes only and are not an accurate calculation of area calculations.
Due to rounding, numbers may not add up precisely.
All measurements shown for the individual room lengths and widths
are the maximum points of measurements captured in the scans.

IPMS 3R RESIDENTIAL: 139.92 sqm / 1473.79 sqft
IPMS 3C RESIDENTIAL: 122.44 sqm / 1255.57 sqft
SPEC ID: 0188968529dc8370dd76ba9f3



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	90	90
(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	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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