



## 5 HERRON WALK LONDON, SE13 6BF

£3,500 PCM

Offered unfurnished and located 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 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.

Heron Walk is a small, new build community of just 6 properties on the Hither Green/Ladywell borders. The location has an array of shops, bars and restaurants nearby as well as the green spaces of Ladywell Fields, Lewisham Park and Mountsfield Park all on your doorstep. There is also a secure, off street car parking space and access to an electric car charging point.

**DouglasPryce**



**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
139.47 sqm / 1501.24 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and selected features  
Includes swimming pools, covered deck steps  
126.75 sqm / 1365.85 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas, etc.  
0.00 sqm / 0.00 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.9m  
0.00 sqm / 0.00 sqft

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual open lengths and widths are the maximum points of measurements captured in the scan.

IPMS RESIDENTIAL: 156.92 sqm / 1473.79 sqft  
IPMS ACCIDENTAL: 132.44 sqm / 1425.57 sqft

spec id: 61899652bd4c30d678b8df3

spec Verified, RICS Certified Property Measure



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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