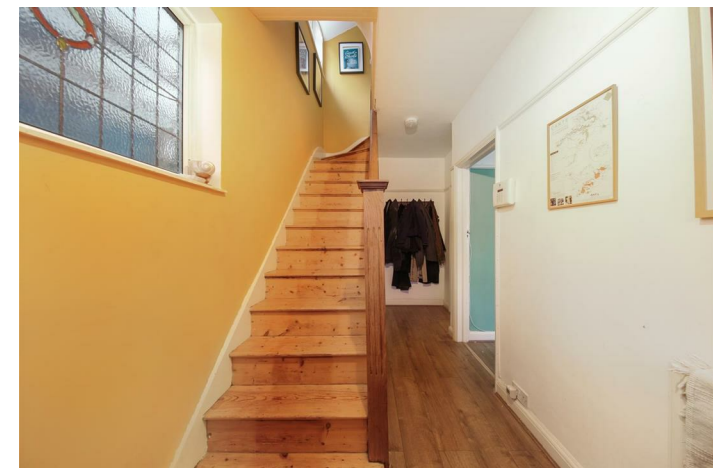




24 ABERGELDIE ROAD LONDON, SE12 8BJ

£2,500 PCM

Offered part-furnished, this semi-detached house is a spacious and well-proportioned four-bedroom, two-bathroom family home arranged over three floors and located on the popular Abergeldie Road, offering excellent living space and a generous private garden. The house is offered part furnished and provides approximately 1549 SQ FT of internal space, making it ideal for families or professional tenants (maximum of 2 unrelated sharers) seeking generous living accommodation.

The ground floor comprises a bright front reception room with bay window, a separate dining room, and a fitted kitchen leading to the rear garden. There is also a convenient utility/wash room and additional storage. On the first floor there are three bedrooms and a modern family bathroom, providing flexible accommodation for families or sharers. The second floor loft conversion features a large principal bedroom with ensuite shower room, along with useful eaves

DouglasPryce

Abergeldie Road, SE12 8BJ

Approx Gross Internal Area = 125.65 sq m / 1352 sq ft

RHH / Eaves Storage = 9.97 sq m / 107 sq ft

Total = 135.62 sq m / 1459 sq ft

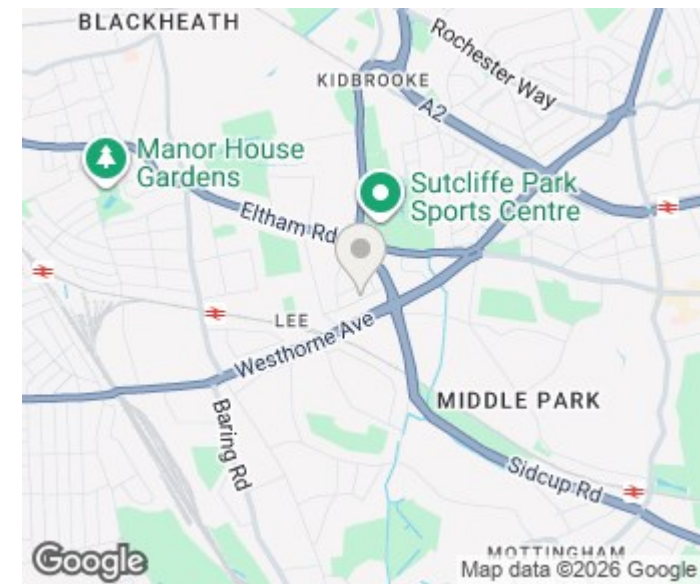
 = Reduced Headroom Below 1.5m / 5'0



Ref :

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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	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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