



## 3 COURT MEWS LONDON, SE13 6ET

£2,200 PCM

Offered either furnished or unfurnished, this two-bedroom contemporary house forms part of a exclusive, gated development just moments from Hither Green train station. The open-plan ground floor features a kitchen with modern, high specification, integrated appliances, as well and a spacious open-plan living area, and access to your own private courtyard garden. There are also two good-sized double bedrooms and a modern main bathroom suite. There is also ample storage throughout the property, as well as a downstairs WC.

Court Mews is ideally located for most important, local amenities. The leafy Mountsfield Park is just a short walk away, as well is Manor House Gardens, which offers a fantastic children's playground, cafe and small lake. Hither Green station is 0.2 miles away and offers quick and easy and direct access to London Bridge in around 10 minutes, as well as Cannon Street, Waterloo East and Charing Cross.

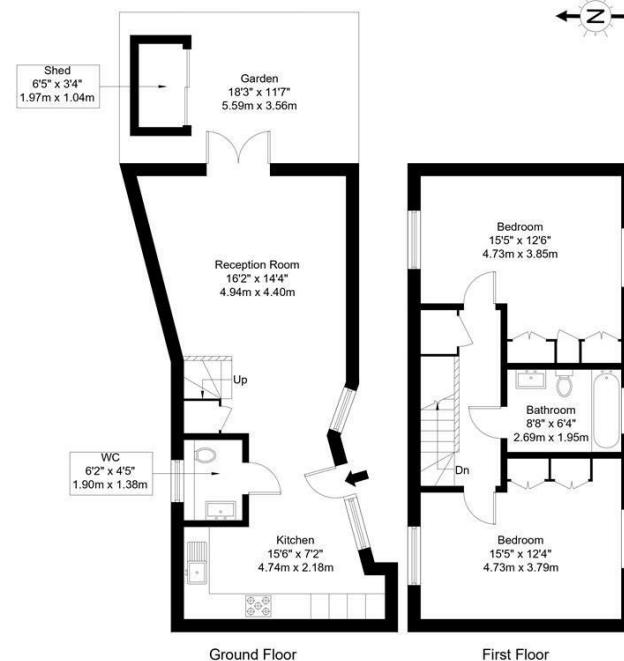
**DouglasPryce**

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Approx Gross Internal Area = 92.2 sq m / 992 sq ft

Shed = 2.1 sq m / 22 sq ft

Total = 94.3 sq m / 1015 sq ft



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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