



180 BROADFIELD ROAD LONDON, SE6 1TH

£1,900 PCM

Set across the ground floor of an attractive period property on Broadfield Road, this spacious two bedroom garden flat offers approximately 762 sq ft of well-proportioned accommodation, a large private rear garden and off-street parking to the front.

The property has a lovely sense of character from the outset, with a generous bay-fronted reception room featuring exposed timber flooring, built-in shelving and excellent natural light. The accommodation continues through to two well-sized bedrooms, both offering plenty of flexibility for a couple, young family or those looking for a dedicated home office. To the rear is a separate kitchen with a good range of fitted units, wooden worktops and space for dining, while a door provides direct access out to the garden. The bathroom is particularly spacious and incorporates both a bath and separate shower enclosure.

DouglasPryce

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Approx Gross Internal Area = 70.8 sq m / 762 sq ft



Ref :

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**B L E U
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	76	79
(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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