



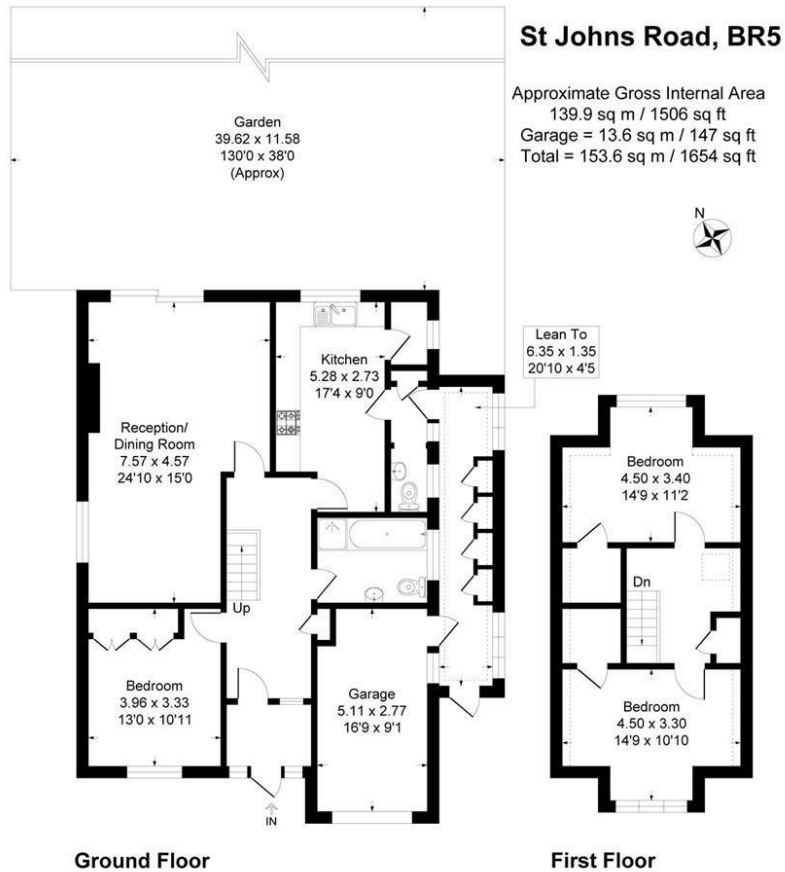
OFFERS IN EXCESS OF

**£775,000**

**St. Johns Road**

Orpington, BR5 1HY

EPC RATING: E COUNCIL TAX BAND: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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



**OFFICE ADDRESS**  
 1 Chatsworth Parade  
 Kent  
 BR5 1EF

**OFFICE DETAILS**  
 01689 806 770  
 infopw@sinclairhammelton.co.uk