



ASKING PRICE

**£450,000**

**Rosenthorpe Road**

London, SE15 3EG

**GARETH  
JAMES**

## PROPERTY SUMMARY

A delightful chain-free one-bedroom ground floor flat, benefiting from its own private section of rear garden and situated on the highly sought-after Rosenthorpe Road just off Ivydale Road.

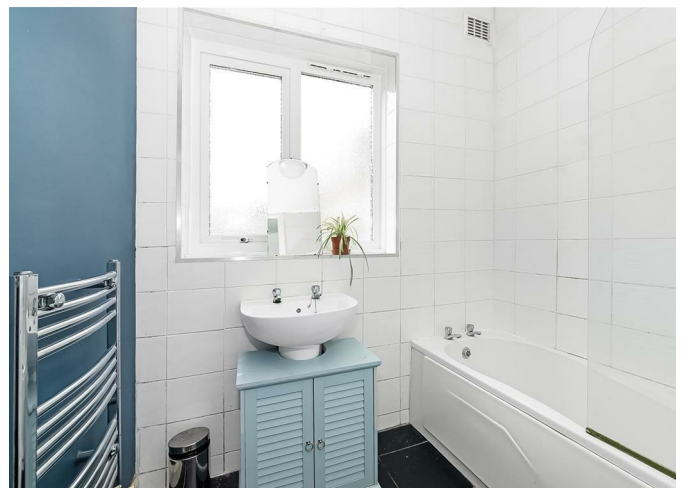
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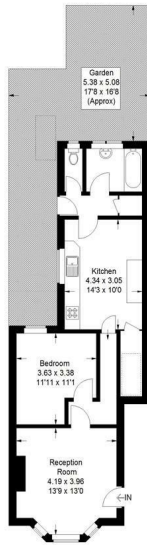








Rosenthorpe Road, SE15  
 Approximate Gross Internal Area  
 66.2 sq m / 714 sq ft



Ground Floor  
 □ = Reduced headroom below 1.5 m / 5'0"  
 This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (D1/30067/1)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(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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