



OFFERS IN THE REGION OF

£700,000

Elsinore Road

London, SE23 2SH

**GARETH
JAMES**

PROPERTY SUMMARY

Situated within a highly desirable SE23 postcode, this exceptional Victorian half house offers two generously proportioned double bedrooms, a beautiful rear garden, and an elegant blend of period charm and refined contemporary styling throughout.

2



1



2









Ground Floor
444 sq ft

First Floor
416 sq ft

Elsinore Road, SE23
Approximate Gross Internal Area
79.93 SQ.M / 859 SQ.FT




Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

2 | 

1 | 

2 | 

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E	45	
(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

**GARETH
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