



OFFERS IN THE REGION OF

**£450,000**

**Borland Road**

London, SE15 3AJ

**GARETH  
JAMES**

## PROPERTY SUMMARY

This ground floor flat is entered via its own private front door and offers well-proportioned accommodation throughout. Comprising two double bedrooms, it also benefits from its own private garden and a garage, making it an excellent purchase for first-time buyers.

2



1



1









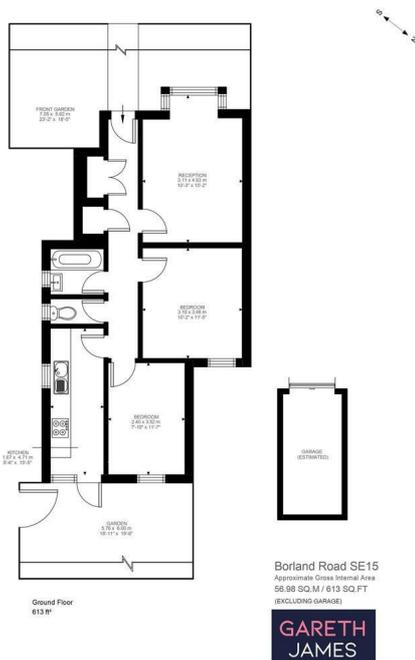


Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.

2

1

1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

**GARETH JAMES**

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