



OFFERS IN THE REGION OF

£475,000

Sears Street

London, SE5 7JL

**GARETH
JAMES**

PROPERTY SUMMARY

Spanning 724 sq ft across the upper two floors of an attractive period conversion, this beautifully presented home offers a versatile and thoughtfully arranged layout.

2



1



1





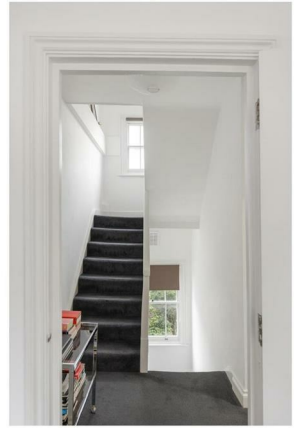




Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines...

2

1

1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	60	
(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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