



OFFERS IN THE REGION OF

**£500,000**

**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





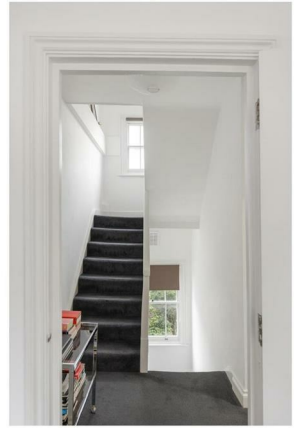






Illustration for identification purposes only. Not to scale.  
 Floor Plan Drawn According To RICS Guidelines...

2 |

1 |

1 |

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

**OFFICE ADDRESS**  
 129 Bellenden Road  
 London  
 SE15 4QY

**OFFICE DETAILS**  
 02077324330  
 sales@garethjames.com  
 https://www.garethjames.com/