

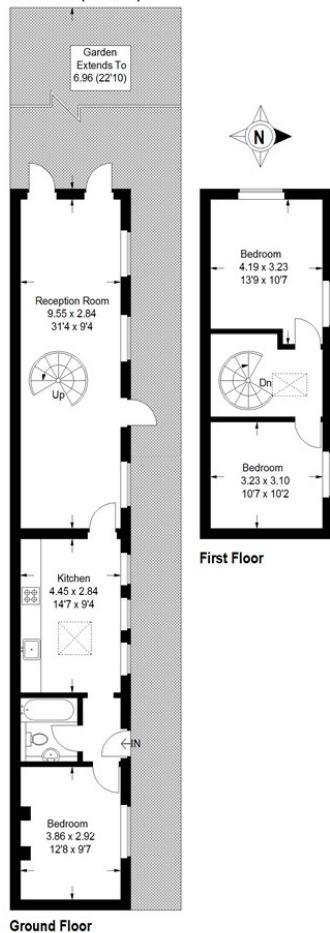


PCM

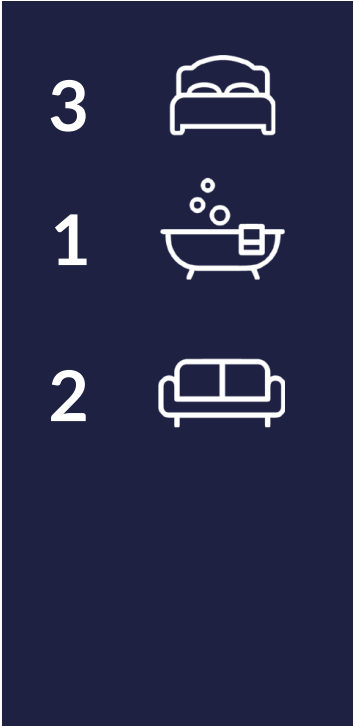
**£3,000 PCM**  
**Bellenden Road**  
London, SE15 4QY

**GARETH**  
**JAMES**

**Bellenden Road, SE15**  
 Approximate Gross Internal Area  
 Ground Floor = 69.6 sq m / 641 sq ft  
 First Floor = 31.0 sq m / 334 sq ft  
 Total = 90.6 sq m / 975 sq ft



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. (ID681678)



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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