



**Mark Beaumont**  
markbeaumont.com

HITHER GREEN LANE, HITHER GREEN, LONDON SE13 6TJ  
£925 PCM





First floor studio flat in a Victorian conversion in a very good decorative order. Shared garden and a parking space at the front of the building. Suitable for a single or a couple professionals. Available in July 2019.

**Reception**

15'6 x 11'0 Sash bay window to the front, radiator, mounted bookshelves.

**Shower Room**

Fully tiled shower cubicle, low level W.C., pedestal hand wash basin, radiator, part tiled walls



**Kitchen**

Window to the rear, wall and base units with roll edge worktops, stainless steel single drainer sink unit with mixer taps, built in oven and hob, radiator, part tiled walls

**Communal Garden**

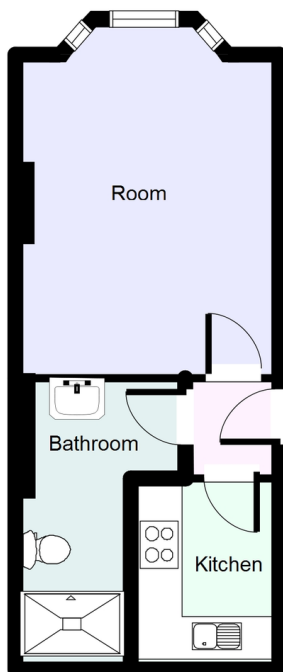
To rear, shared between four flats

**DISTANCES**

Distances are taken from googlemaps.co.uk. Hither Green Station 0.3 Mile

Holding Deposit: £196.15

Security Deposit (5 weeks): £980.77



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A				(10-100) A			
(81-91) B				(91-91) B			
(69-80) C				(80-80) C			
(55-68) D				(69-80) D			
(39-54) E				(54-54) E			
(21-38) F				(38-54) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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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 we advise to recheck the measurements. All inclusive tenancy start-up fee £399. Includes: VAT, References, Administration Charge, Tenancy Agreement. (up to 2 tenants). Additional Tenants charged at £150 inclusive, per additional tenant. Guarantor fees: £150 per guarantor. (Where necessary). Check out fee from £80 - £120 depending on the size of the property. Ask for a scale of charges in branch. Holding Deposit: £200