



Church Grove, Ladywell, London SE13 7UU

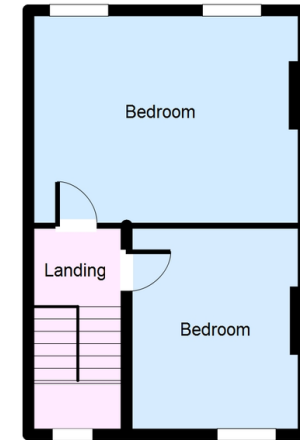
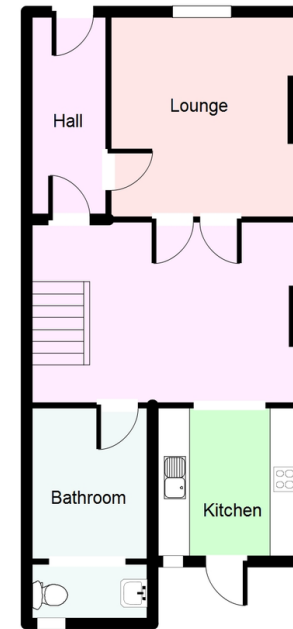
£1,450 pcm

TO LET. A pretty two bedroom period cottage situated in a picturesque cul-de-sac, within the Ladywell conservation area. Ladywell Village and station are 0.2 mile. Internally the house is in good condition with a through lounge, however the central shutters can be closed to create two reception rooms. There are two double bedrooms and secluded private rear garden of some 35'. The cottage is ideally placed close Ladywell Village with its delightful cafes, patisserie, grocers and butchers, not to mention the superb transport links into Central London.

Available mid-November.

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- Conservation area
- Cul-De-Sac
- Cottage
- 2 Bedrooms



862.35 sq. ft / 80.14 sq. m
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		82
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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 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