



Samuel Close, London, SE14 5RP

A generous one bedroom apartment located a walk away from New Cross Gate Overground Station as well as being located next to the greenery Bridgehouse Meadows.

The apartment features a spacious and naturally bright reception room with space to dine, a modern kitchen, well-proportioned double bedroom, and a stylish bathroom. The property benefits from being close to a plethora of local amenities such as local cafes, bakery, restaurants, convenience store, and plenty of green spaces.

- Naturally Bright One Bedroom Apartment
- Good Transport Links
- Close to Local Amenities
- Spacious Double Bedroom
- Modern Kitchen

*** To book a viewing please call between the hours of 9:30 am and 5:30 pm Monday to Friday ***

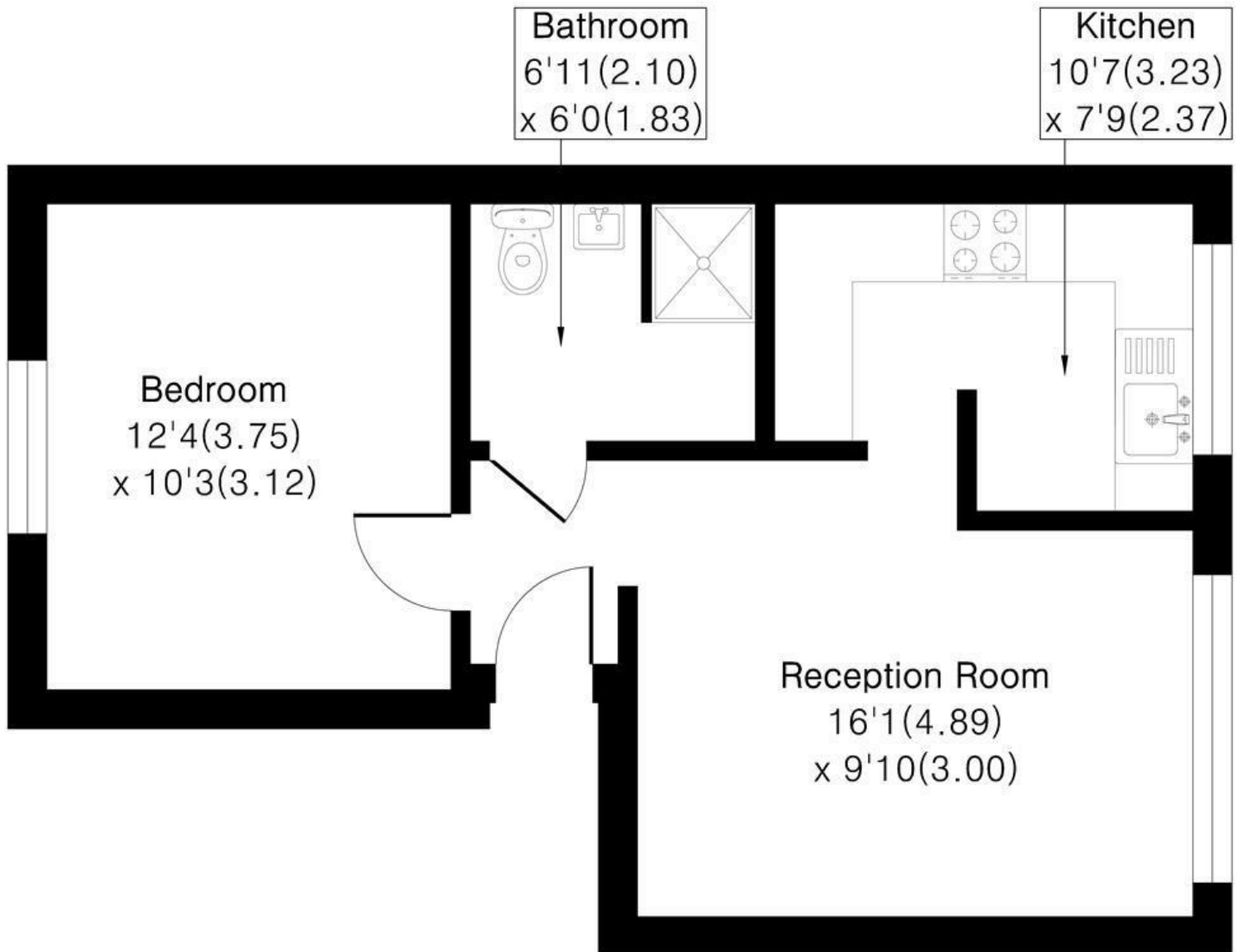
£1,600 Per month

Alex & Matteo
ESTATE AGENTS

Burbage House, Samuel Close, London, SE14

Approximate Area = 435 sq ft / 40.4 sq m

For identification only - Not To Scale



First Floor

Alex & Matteo
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Floor plan Produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for Alex & Matteo Estate Agents.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		