

## PERRY VALE, LONDON, SE23

£1,750 PCM

Goldman Greg are delighted to present this bright and spacious one bedroom apartment within the City Walk development, Perry Vale.

The property comprises an open plan reception room with a fully fitted and integrated kitchen, a modern luxury bathroom suite and a large bedroom with access to a private patio. The property is tastefully decorated and finished to a high standard with wood flooring in main room.

This is perfectly situated just seconds from Forest Hill Station and only 11 minutes to London Bridge by train.



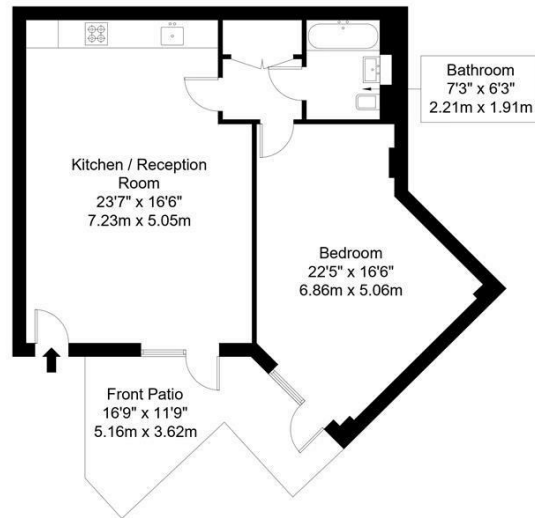
Goldman Greg

## Perry Vale, SE23 2AR

Approx Gross Internal Area = 67.22 sq m / 724 sq ft

Front Patio = 12.78 sq m / 138 sq ft

Total = 80 sq m / 861 sq ft



Ground Floor

Ref :

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            | 80                         | 80        |
| (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<br>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

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