



127 Sandstone Road
London, SE12 0UT
£1,200

Anthony Martin
Estate Agents

AVAILABLE IMMEDIATELY this newly refurbished 2 double bedroom top floor maisonette.

Off the entrance hall the brand new kitchen is made up of a range of white base and wall units and features a combined washer/dryer, a fridge freezer with oven, hob and extractor fan. There is space for a dining table. The living room features a mantelpiece and has a large picture window overlooking the communal gardens.

From the entrance hall the staircase with storage, leads to the second floor. The two double bedrooms are light and bright. Both bedrooms have built in wardrobes and are offered furnished if required.

The bathroom is fully tiled with a white bathroom suite, vanity unit and shower over bath. There is also a small balcony accessed from the bathroom.

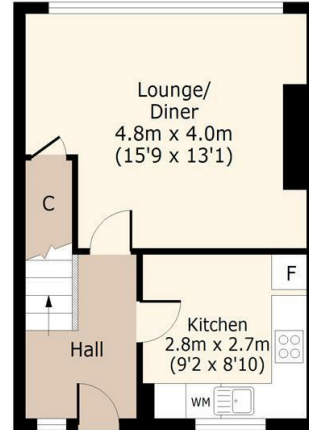
Call today to book your viewing



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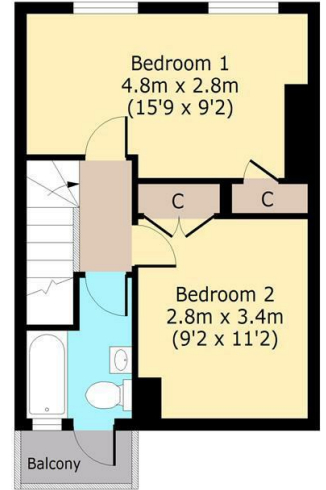
Fourth Floor

Approx. 33.1 sq. meters
(356 sq. feet)



Fifth Floor

Approx. 33.1 sq. meters
(356 sq. feet)



Total area: approx. 66.2 sq. meters (712 sq. feet)
For illustration purposes only - not to scale



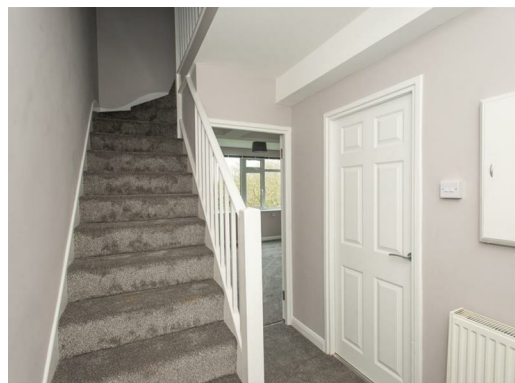
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	71
England & Wales		EU Directive 2002/91/EC

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.