



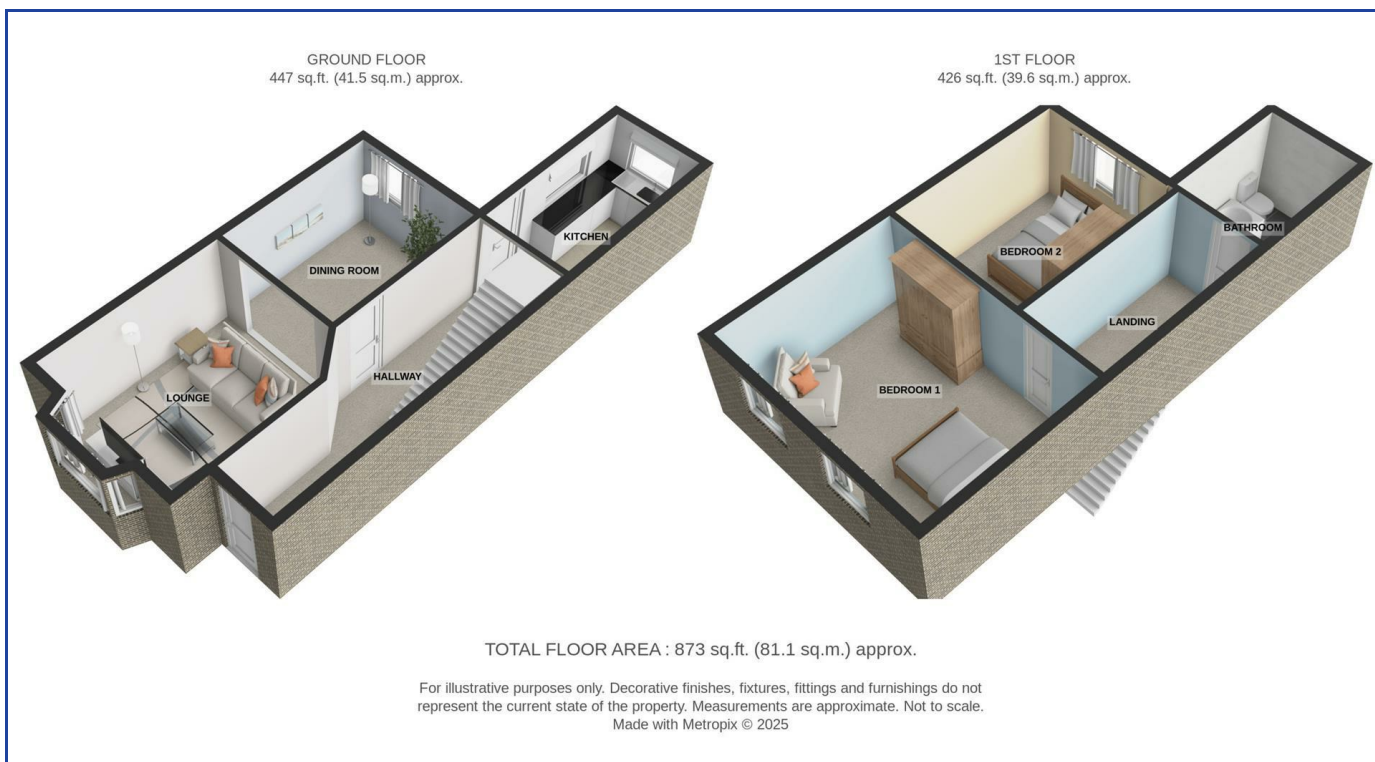
**Roydene Road, London**  
**Offers In The Region Of £400,000 Freehold**



Parris Residential is delighted to offer this two-bedroom Victorian terrace house with a first-floor bathroom located near the open space of Plumstead Common & Winn Common. The property is well presented and benefits from having double-glazed windows and a gas central heating system. We understand from the seller that the flat roof at the rear was replaced within the last 5 years. Additional benefits include a range cooker, an integrated fridge-freezer, and a dishwasher, all of which are included. Your inspection is highly recommended.

EPC Band D | Council Tax Band C | Freehold





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



These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. Great care is taken when measuring but measurements should not always be relied upon for ordering carpets, equipment etc. Parris Residential have not tested any included equipment or central heating system checked mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Where floor plans are shown they are for illustration and guidance purposes only.

Hallway 21'5 long (6.53m long)

Lounge area 13'7 inc bay x 11'7 (4.14m inc bay x 3.53m)

dining area 11'4 x 9'1 (3.45m x 2.77m)

kitchen 12'2 x 6'6 (3.71m x 1.98m)

landing

bedroom one 15'2 x 11'5 (4.62m x 3.48m)

bedroom two 11'3 x 9'9 (3.43m x 2.97m)

bathroom 8'6 x 6'7 (2.59m x 2.01m)

rear garden 31' approx (9.45m approx)

