



Loder house, 2 Anderson Road, London, SE3 9GX

£500 Per Week

A LOVELY BRIGHT TWO BEDROOM APARTMENT FOR RENT LOCATED IN 'LODER HOUSE' WITHIN KIDBROOKE VILLAGE.

This well finished apartment has all the quality fittings of a "Berkeley Homes" development and comprises a dual aspect reception room with open plan fully fitted kitchen and access to a wrap around balcony enjoying a South Easterly aspect. The master bedroom has ample built in storage and the second bedroom is a well proportioned double. A luxury bathroom suite is located off the hallway as is a walk in storage cupboard giving loads of storage space.

Kidbrooke Park is zone 3 and has its own station opposite Loder House. The development also has an on site supermarket, pub and restaurant as well as concierge services.

Comes furnished.

PROPERTY AVAILABLE FROM 09.09.2024

- 2 BEDROOM APARTMENT
- ON SITE PUB & RESTAURANT
- 9TH FLOOR
- AVAILABLE FROM 09.09.2024
- KIDBROOKE PARK SE3
- DUAL ASPECT RECEPTION ROOM
- 86 ACRES OF PARKLAND
- ON SITE STATION (ZONE 3)
- SOUTH/EAST FACING BALCONY
- ON SITE SUPERMARKET

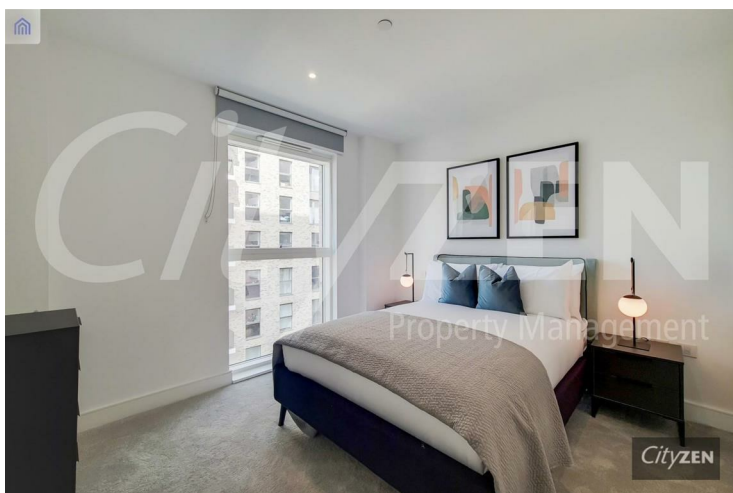
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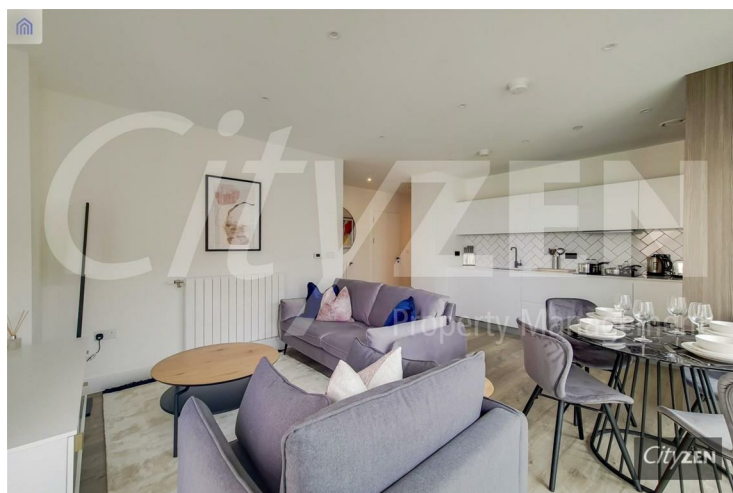
RECEPTION ROOM



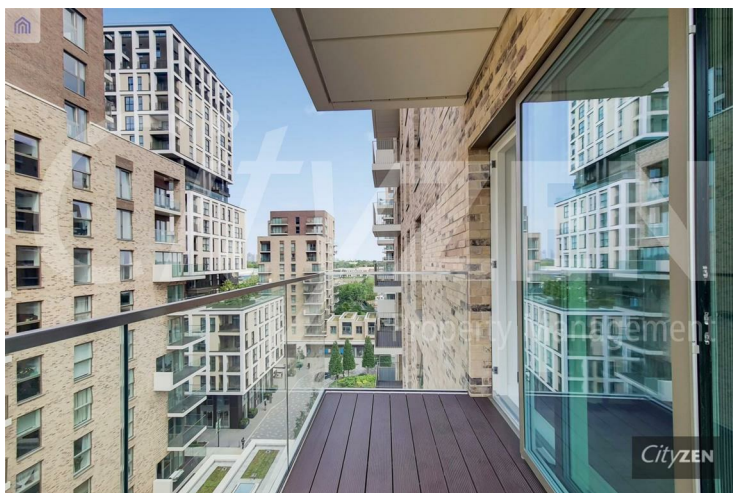
KITCHEN



BEDROOM



RECEPTION ROOM



BALCONY



RECEPTION ROOM

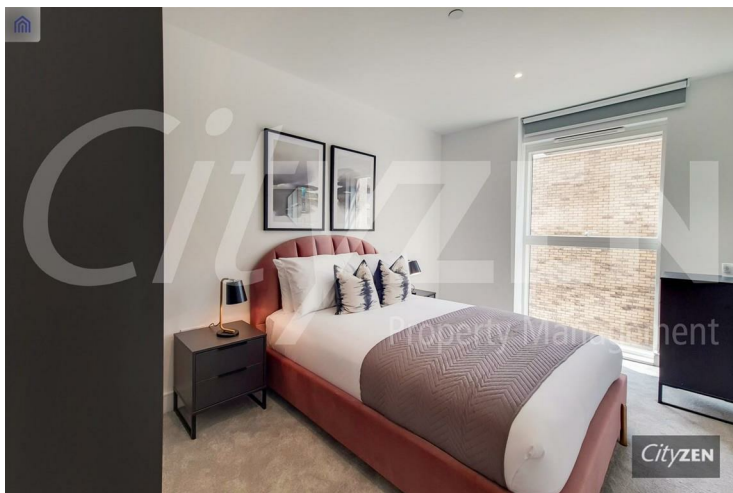
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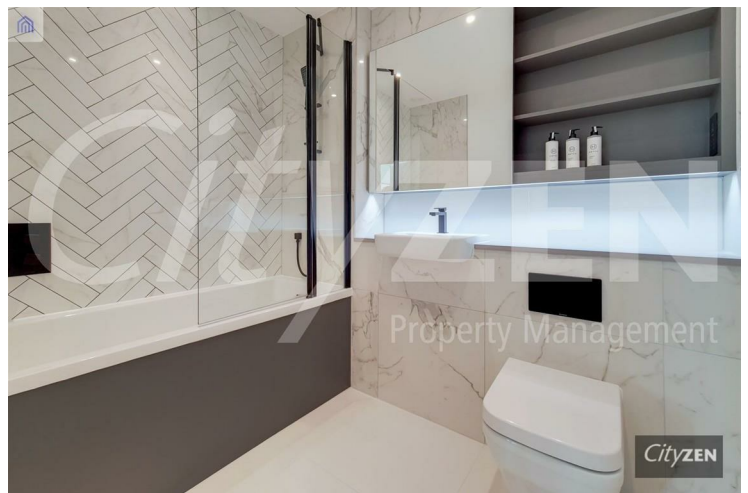
RECEPTION ROOM



BEDROOM



BEDROOM



BATHROOM



BEDROOM



VIEW FROM BALCONY

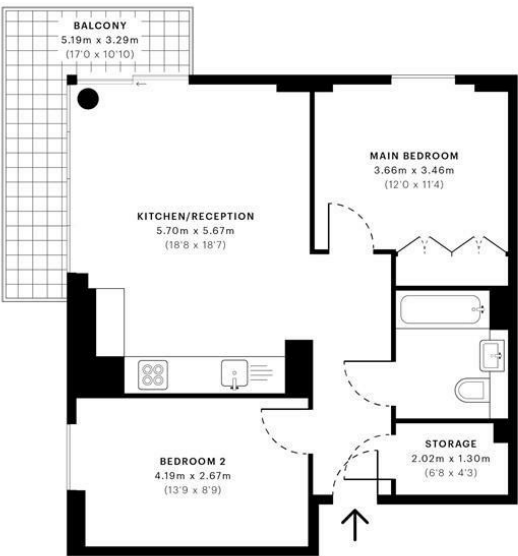
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BUILDING ENTRANCE



LODER HOUSE



— Ninth Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
61.32 sqm / 660.04 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
57.92 sqm / 623.45 sqft

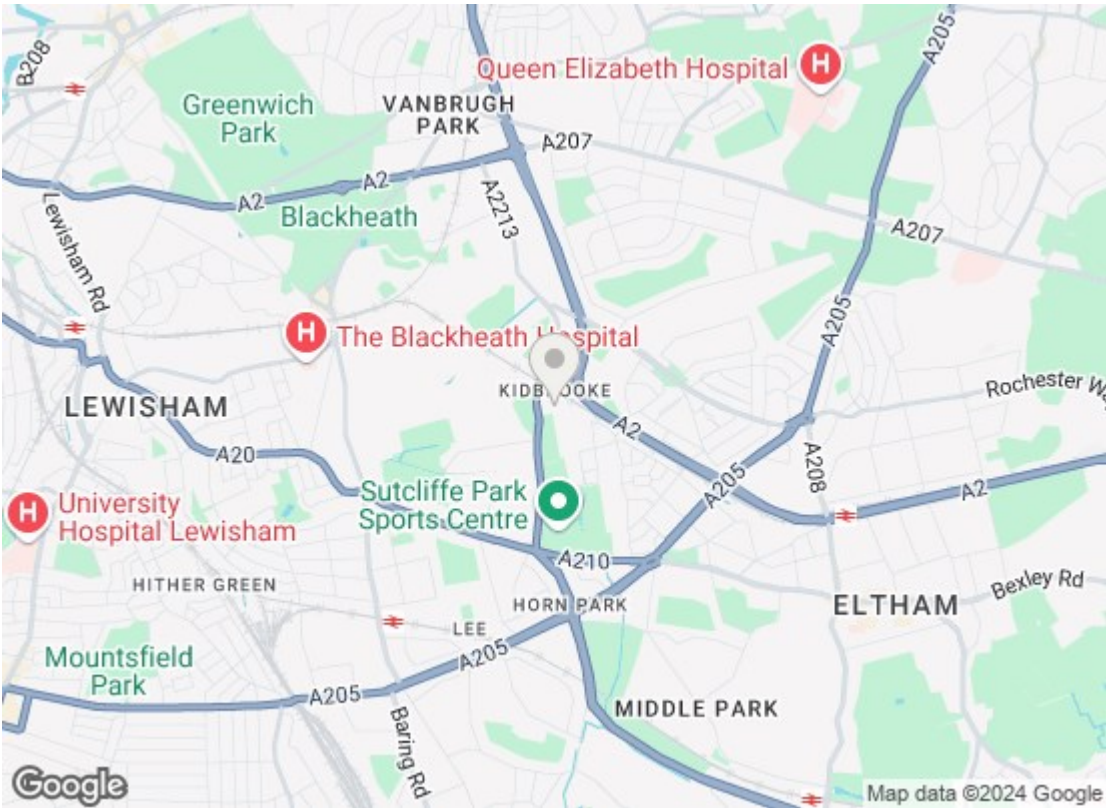
EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
8.19 sqm / 88.16 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

area residential: 70.63 sqm / 760.75 sqft
area commercial: 57.93 sqm / 731.19 sqft
area total: 61.32 sqm / 660.04 sqft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.