

# MONTFORD PLACE, LONDON

Red.



## £4,000 PER MONTH

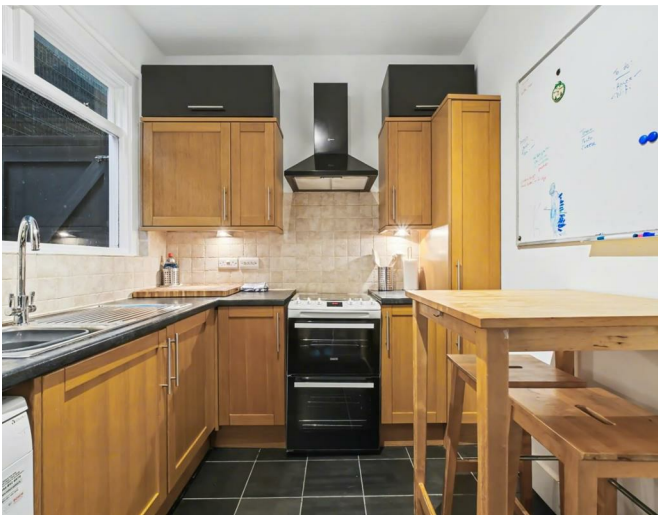
Located in the charming Montford Place, this well-presented flat offers generous accommodation extending to approximately 1,238 sq ft, making it well suited to professional sharers or families.

The property comprises four double bedrooms, a spacious reception room, two bathrooms, and a separate eat-in kitchen. The flat also benefits from its own private garden and a private entrance.

Set within a characterful building dating from the 1930s, the flat retains attractive proportions and period charm, combined with a modern and well-maintained interior throughout.

Montford Place is a popular residential cul-de-sac, conveniently positioned for a range of local shops, cafés and restaurants. Kennington, Oval and Vauxhall stations are all within walking distance, offering convenient connections across London.

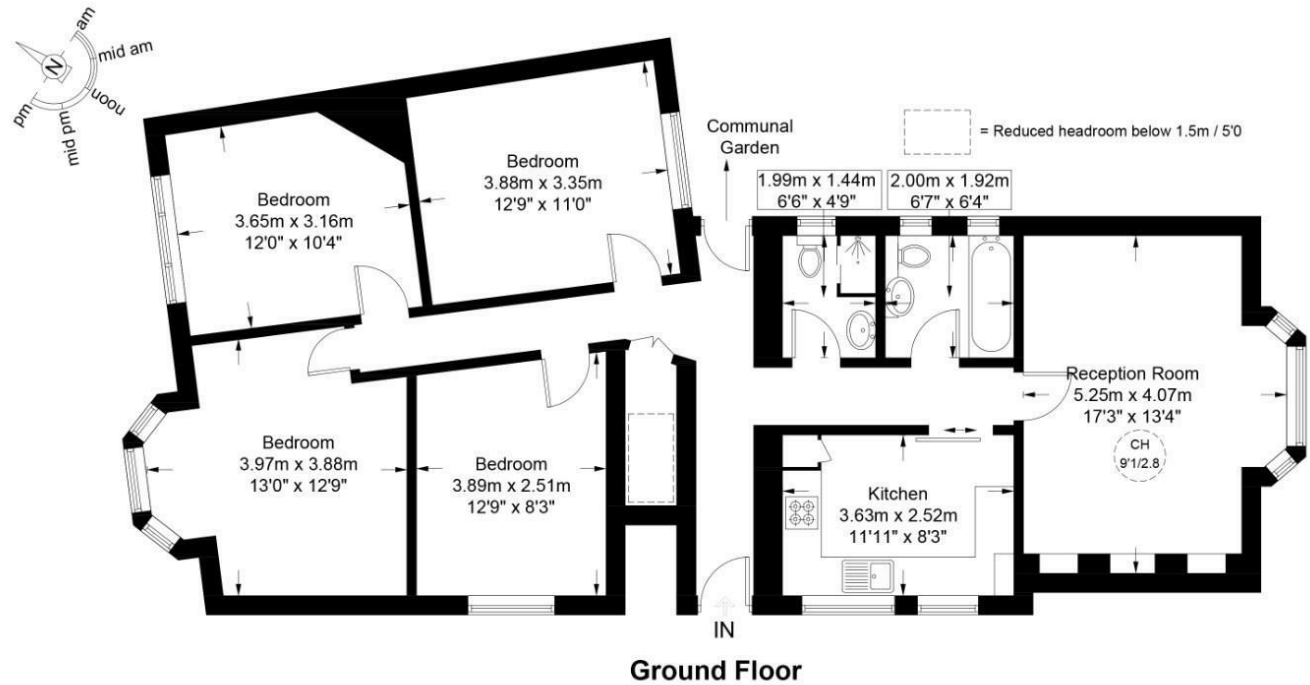
Available immediately, furnished or unfurnished.



## Montford Place, SE11

Approximate Gross Internal Area = 1158 sq ft / 107.6 sq m

Restricted Height = 12 sq ft / 1.1 sq m



PRIME PERSPECTIVES

This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Certified  
Property  
Measurer

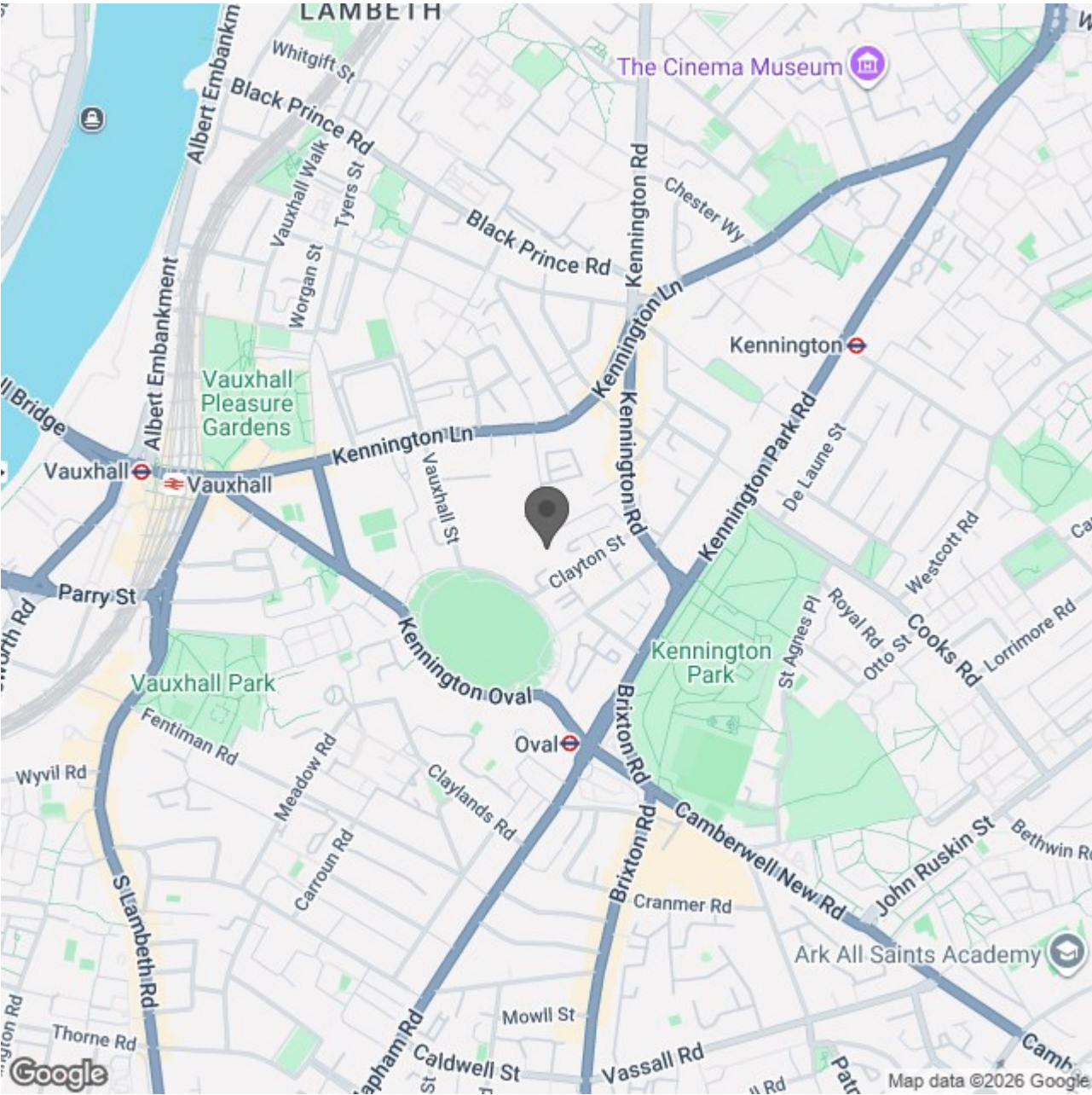


- Four double bedrooms
- Separate communal living space
- Parquet flooring
- Access to a private rear garden
- Excellent transport links nearby
- Two bathrooms
- Eat-in kitchen
- Ideal for professional sharers
- Cul-de-sac location
- Close to local amenities, cafes, green spaces and shops



| 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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |



Red.



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