



# Avery Hill Road, London

Rent: £1,600pcm

**COCKBURN**  
ESTATE AND LETTINGS AGENTS



**\*\* AVAILABLE IMMEDIATELY \*\***

Cockburn are delighted to present this stunning three bedroom family home, situated in the popular area of New Eltham. The property has been redecorated to a good standard throughout, and features three double bedrooms, Kitchen-diner, large reception room, and off street parking.

Additional benefits also include a spacious rear garden, and being situated just a few minutes walk from New Eltham station, with great links into London.

**Call Cockburn now to arrange your viewing!**

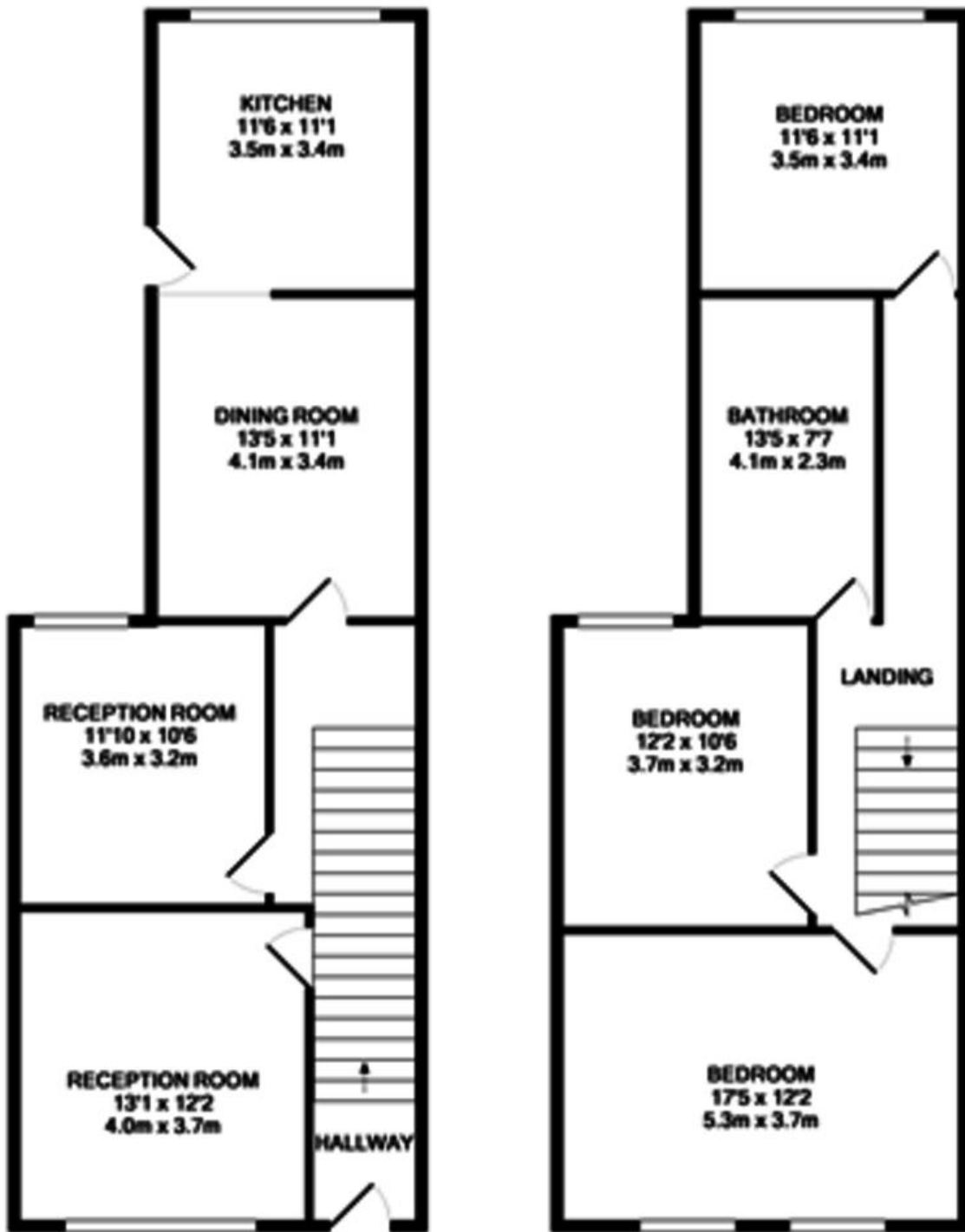


### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>		
(55 - 68) <b>D</b>		
(39 - 54) <b>E</b>	<b>43</b>	<b>58</b>
(21 - 38) <b>F</b>		
(1 - 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>		
(55 - 68) <b>D</b>		
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>	<b>38</b>	<b>51</b>
(1 - 20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR  
APPROX. FLOOR  
AREA 695 SQ.FT.  
(64.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 695 SQ.FT.  
(64.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1390 SQ.FT. (129.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.