



## Flat 3, 14 Avery Hill Road, London, SE9 2BD

Nestled on the charming Avery Hill Road in London, this delightful first-floor conversion flat offers a perfect blend of comfort and convenience. With one well-proportioned bedroom, this property is ideal for individuals or couples seeking a cosy retreat in a vibrant area.

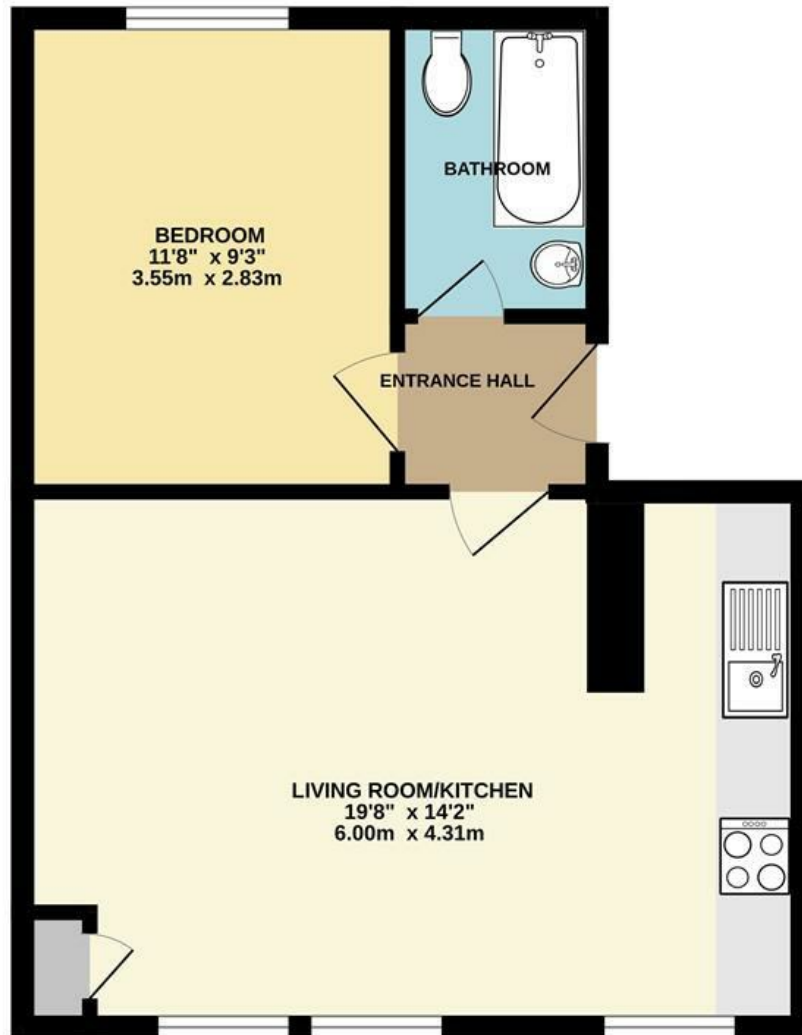
The flat features a spacious reception room, providing an inviting space for relaxation or entertaining guests. The layout is thoughtfully designed, ensuring that every corner of the home is utilised effectively. The bathroom is well-appointed, catering to all your daily needs.

One of the standout features of this property is its fantastic location. Avery Hill Road is known for its accessibility to local amenities, parks, and transport links, making it an excellent choice for those who wish to enjoy the best of London living. Whether you are commuting to work or exploring the city, you will find that everything you need is within easy reach.

- Walking distance to the station
- Conversion flat
- Open plan kitchen /lounge
- Local shops
- Good local schools
- Off street parking
- EPC TBC
- Council tax C

**£1,300 Per Month**

GROUND FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 433 sq.ft. (40.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	