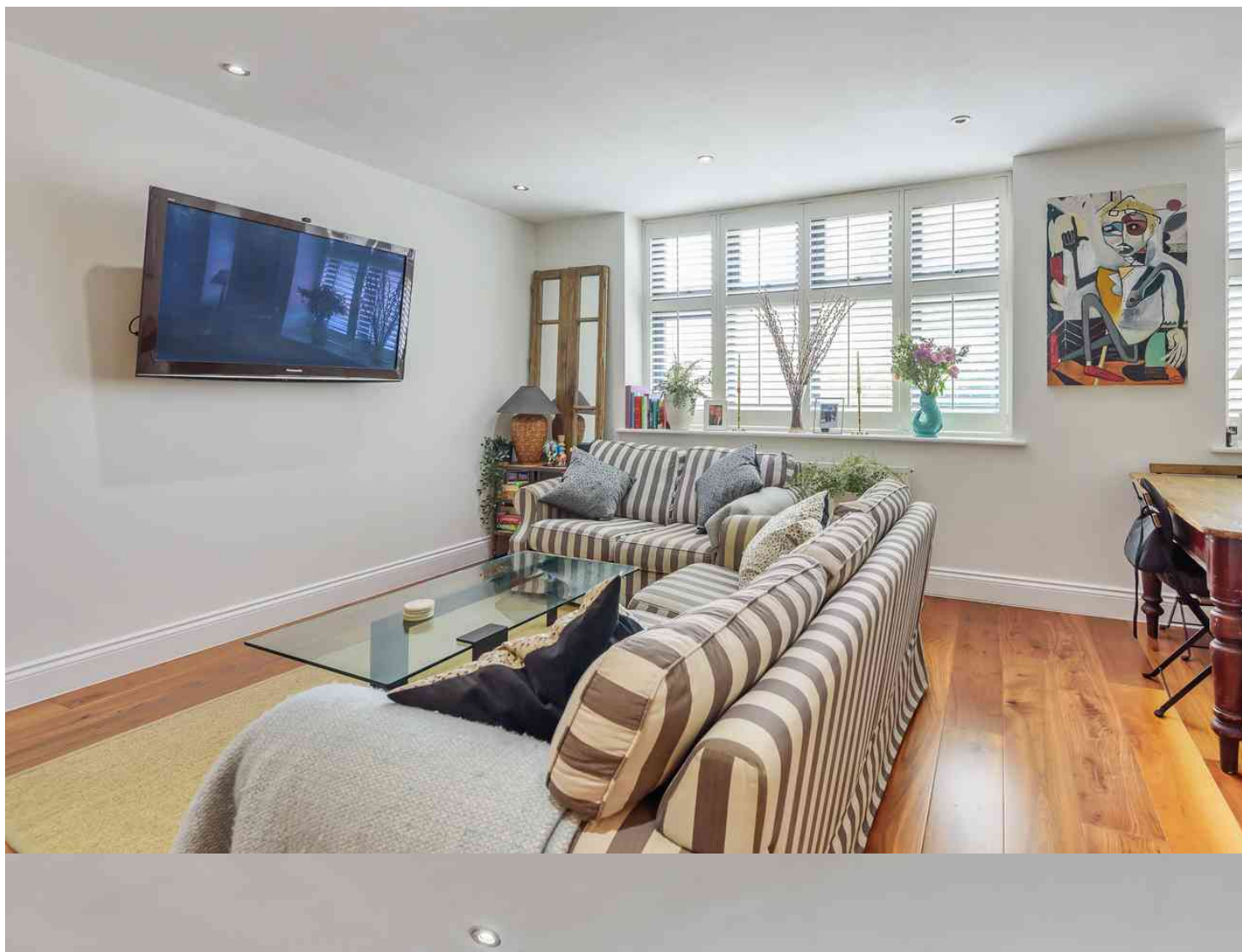




Bird in Bush Road, London, SE15 6RN

Cow & Co
LONDON



OFFER IN EXCESS OF £475,000. A fantastic two bed, two bath first floor apartment situated in the former 'Glengall Tavern' pub, which was converted in 2014 with the highest specification finish throughout. Boasting an impressive 736sqft, this generously sized property feels well-proportioned throughout.

Bird in Bush Road is perfectly located for access to central London; with the Surrey Canal Cycle Path and Bird in Bush Road bus stops immediately accessible over the road. Also within easy reach of green space such as Burgess Park (0.2m). Walk to Peckham Rye and Queens Road stations (both under 15 minutes). Free on street parking available.

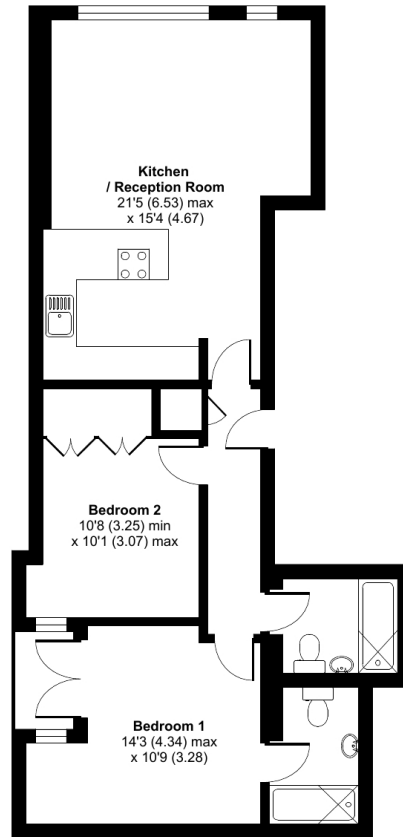


- Two double bedroom apartment
- Two bathrooms
- Open Plan Kitchen/Reception
- Private balcony with glass balustrade
- High specification finish throughout
- Measuring 736 sqft
- Separate enclosed storage unit
- Immediate Access to Surrey Canal Cycle Path & Burgess Park

Bird In Bush Road, London, SE15

Approximate Area = 735 sq ft / 68.3 sq m

For identification only - Not to scale



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C	80	80
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Wales & N.Ireland		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2021. Produced for Cow & Co Properties Ltd. REF: 855152

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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

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