



WOOD VALE, SE23  
**£800,000 FREEHOLD**

## FIVE BEDROOM PERIOD HOUSE

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### DESCRIPTION:

Large Victorian House | 5 bedrooms | 19ft Kitchen / Reception | Separate reception | Courtyard garden | 1,418 Sq ft | Chain free.

### AT A GLANCE

- Large Victorian House
- 5 bedrooms
- 19ft Kitchen / Reception
- Separate reception
- Courtyard garden
- 1,418 Sq ft
- Chain free





# WOOD VALE, SE23

Approx. Gross Internal Floor Area

**1418 Sq. ft/131.70 Sq. m**



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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Tenure:** Freehold

**Term:** 0 year and 0 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	
(81-91) <b>B</b>	87
(69-80) <b>C</b>	
(55-68) <b>D</b>	60
(39-54) <b>E</b>	
(21-58) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

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