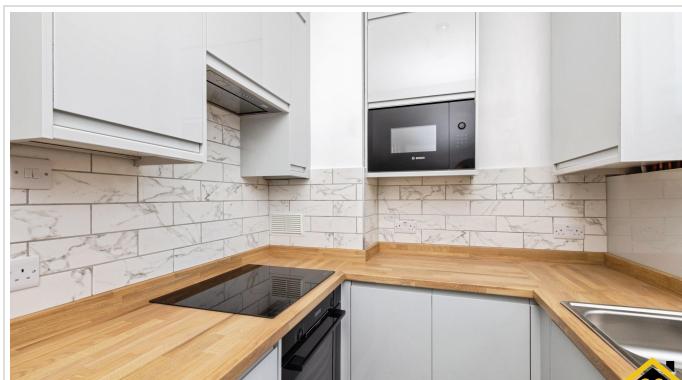


**99Home Ltd.**

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Sutton Business Centre,  
Restmor Way,  
Wallington,  
SM6 7AH,  
Phone :0203 5000 999  
Email  
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2 Bed Maisonette In Kent House Road , London, SE26 5LB

£1,700 Monthly





## SHORT DESCRIPTION

Property Ref: 11757 Available to rent is this stunning two-bedroom flat, newly refurbished throughout to an exceptional standard and located in a well-connected part of Sydenham.. The property boasts brand new wardrobes in both bedrooms, offering excellent built-in storage. In total, there is ample storage space, including three large wardrobes, cupboards in the bathroom, and additional storage in the kitchen. Tenants will benefit from brand new carpets and curtains throughout, creating a fresh and welcoming atmosphere. The modern bathroom has been completely updated and features high-quality Grohe fittings, giving a sleek, contemporary feel. The brand new Howdens kitchen comes fully fitted with premium Bosch appliances, including: Fridge freezer (A-rated for energy efficiency) Dishwasher Induction hob Cooker hood Oven Microwave Heating and energy efficiency have also been upgraded, with new radiators installed throughout and a brand new Vaillant EcoFit Pure 825 combi boiler (A-rated), providing reliable and efficient heating and hot water. This flat is ideal for professionals or small families seeking a modern, move-in-ready home with excellent transport links and local amenities nearby. Property Type: Maisonette Full Renting price: £1700.00 Pricing Options: Guide Price Tenure: 12 months Council tax band: B EPC rating: C Measurement: 906 sq.ft. Outside Space: Front Garden Heating Type: Gas Central Heating ----- Early viewing is highly recommended..

2

Bed Room(s)

1

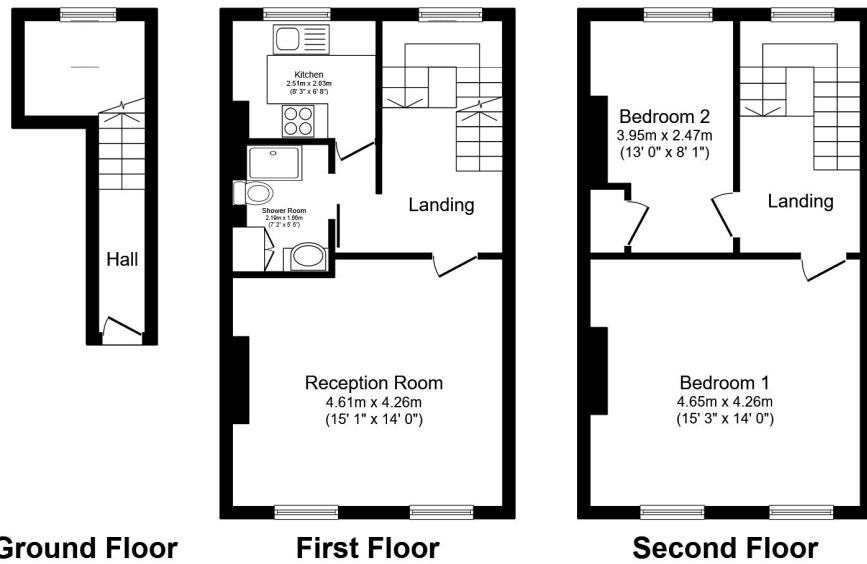
Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



**Ground Floor**

**First Floor**

**Second Floor**

Total floor area 84.1 sq.m. (906 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Top-floor maisonette
Total floor area	73 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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