

2 Bed Maisonette In Kent House Road , London, SE26 5LN

£1,700 Monthly





SHORT DESCRIPTION

Property Ref: 15842 Available to Rent – Stunning Newly Refurbished Two-Bedroom Maisonette in Sydenham Presenting this beautifully refurbished two-bedroom flat, finished to an exceptional standard and ideally situated in a well-connected part of Sydenham. The property features brand-new fitted wardrobes in both bedrooms, offering excellent built-in storage solutions. In total, there is ample storage space throughout, including three large wardrobes, bathroom cupboards, and additional storage in the kitchen. Residents will enjoy new carpets and curtains throughout, creating a fresh and inviting atmosphere. The modern bathroom has been fully upgraded and includes high-quality Grohe fittings, providing a sleek and contemporary finish. The brand-new Howdens kitchen is fully fitted with premium Bosch appliances, including: Fridge freezer (A-rated for energy efficiency) Dishwasher Induction hob Cooker hood Oven Microwave Energy efficiency and comfort have been enhanced with new radiators throughout and a Vaillant EcoFit Pure 825 combi boiler (A-rated), ensuring reliable and efficient heating and hot water. This stylish home is ideal for professionals or small families seeking a modern, move-in-ready property with excellent transport links and local amenities close by. Property Details Property Type: Maisonette Rent: £1,700 PCM Tenure: 12 months Council Tax Band: B EPC Rating: C Size: 906 sq. ft. Outside Space: Front Garden Heating: Gas Central Heating Early viewing is highly recommended...



Bed Room(s)



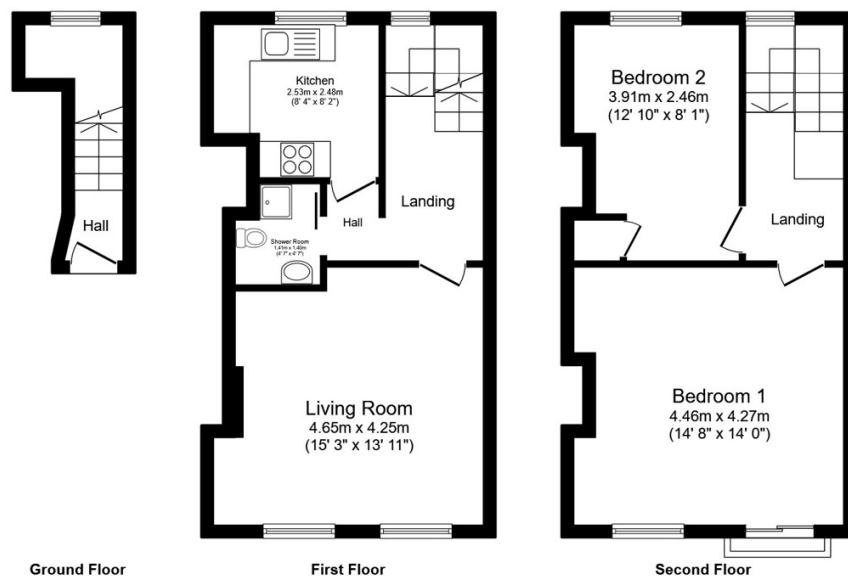
Bath Room(s)



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.



Total floor area 74.4 sq.m. (801 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

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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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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