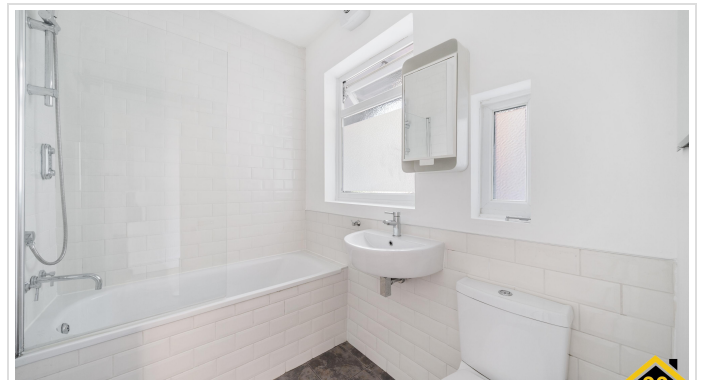


2 Bed Flat In Sydenham Road , London, SE26 5EZ

£1,600 Monthly





## SHORT DESCRIPTION

Property Ref: 7047 This spacious (776sqft 72m2) bright and stylish two double bedroom flat, is ideally located in the heart of Sydenham Town and moments away from all public transport links and the town's numerous shops and cafés. You will also be within walking distance to the open green spaces of Mayow Park and the local nature reserve that is Sydenham Hill Wood... The flat is offered unfurnished, decorated in neutral colours and has beautiful wooden floors throughout. The kitchen comes with all white goods, including a dishwasher and washer dryer. A contemporary bathroom comes with a shower over bath and frosted windows for natural light. The large living room is an ideal place for relaxing or entertaining with friends and overlooks the outside space that can be used to create a green area or to sit and relax. The flats two large double bedrooms that provides plenty of room for furniture and storage. Available 31st July 2026 On street parking Rent direct from Private Landlord Privately Managed Property Type: Flat Full Renting price: £1600.00 Pricing Options: Fixed Price Tenure: 12 months Council tax band: B EPC rating:C Measurement: 776 sq.ft. Outside Space: Terrace Parking: Rear, On street Heating Type: Gas Central Heating -----



Bed Room(s)



Bath Room(s)



Living Room(s)

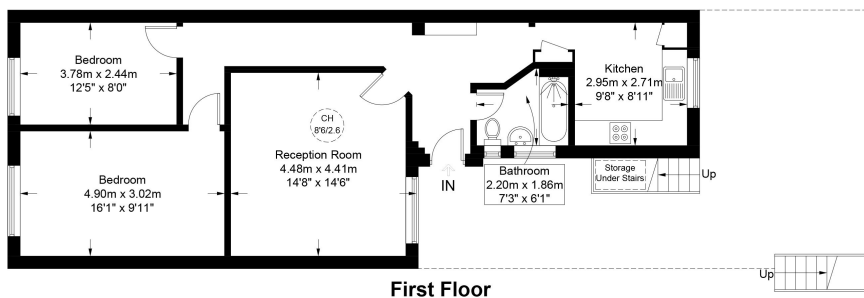
## FLOOR PLAN

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



### Sydenham Road, SE26

Approximate Gross Internal Area (Excluding Reduced Headroom)  
776 sq ft / 72.1 sq m  
Reduced Headroom = 10 sq ft / 0.9 sq m



# 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	Mid-floor flat
Total floor area	70 square metres

## Rules on letting this property

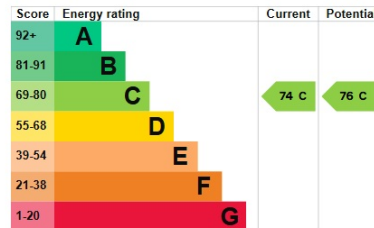
Properties can be let if they have an energy rating from A to E.

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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