



£300,000
2 bedroom flat

Dartmouth Road
Sydenham

Read all about it...

A two-bedroom flat located on the first floor of this purpose-built block, located equidistant to Sydenham and Forest Hill stations. The flat comprises; two double bedrooms, a fitted kitchen, bathroom and a spacious 15'+ lounge, all with bright double glazed windows.

Residents will benefit from the excellent transport connections in and out of Central London & The City, and an array of local independent shops, restaurants, and pubs.

The property offers a private garage with the added bonus of no-onward chain.

Tenure: Share of Freehold (900yearsremaining) | **Service Charge:** £107pm | **Ground Rent:** £0pa
| **Council Tax:** Lewisham Band B

Entrance Hall

0.99m x 3.96m (3' 3" x 13' 0")

Radiator, laminate flooring, door to cupboard, door to cupboard with fuse box, door to:

Kitchen

1.40m x 2.91m (4' 7" x 9' 7")

Fitted with a matching range of base and eye level units with worktop space over with ceramic tiled, stainless steel sink unit with mixer tap, wall mounted gas radiator heating boiler, plumbing for washing machine, space for fridge/freezer, fitted electric oven, built-in four ring gas hob with extractor hood over, double glazed window to rear, radiator, laminate flooring.

Lounge

3.19m x 4.73m (10' 6" x 15' 6")

Four double glazed windows to front, radiator, laminate flooring.

Bedroom

3.03m x 4.73m (9' 11" x 15' 6")

Two double glazed windows to front, laminate flooring, radiator, door to wardrobe.

Bedroom

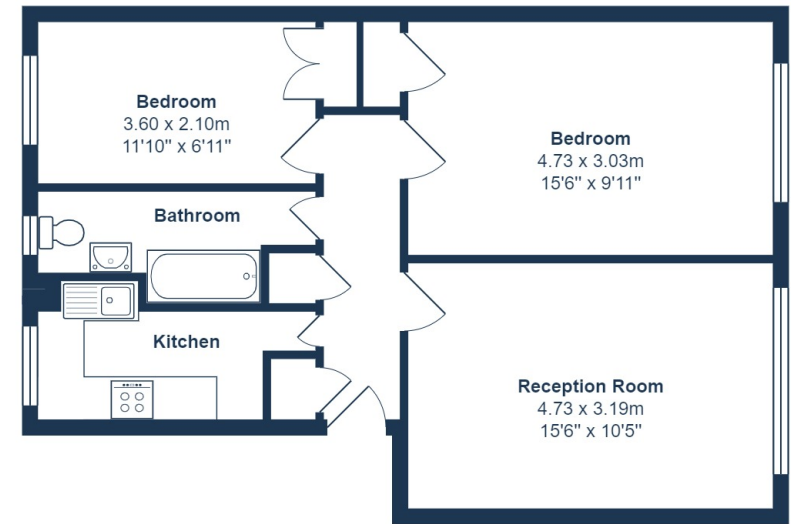
2.10m x 3.60m (6' 11" x 11' 10")

Double glazed window to rear, radiator, laminate flooring, double door to wardrobe.

Bathroom

1.45m x 3.60m (4' 9" x 11' 10")

Three piece suite comprising deep panelled bath, wash hand basin, WC, tiled splashbacks, towel rail, obscure double glazed window to rear, radiator, laminate flooring.



First Floor

Total Area: 54.6 m² ... 588 ft²

All measurements are approximate and for display purposes only

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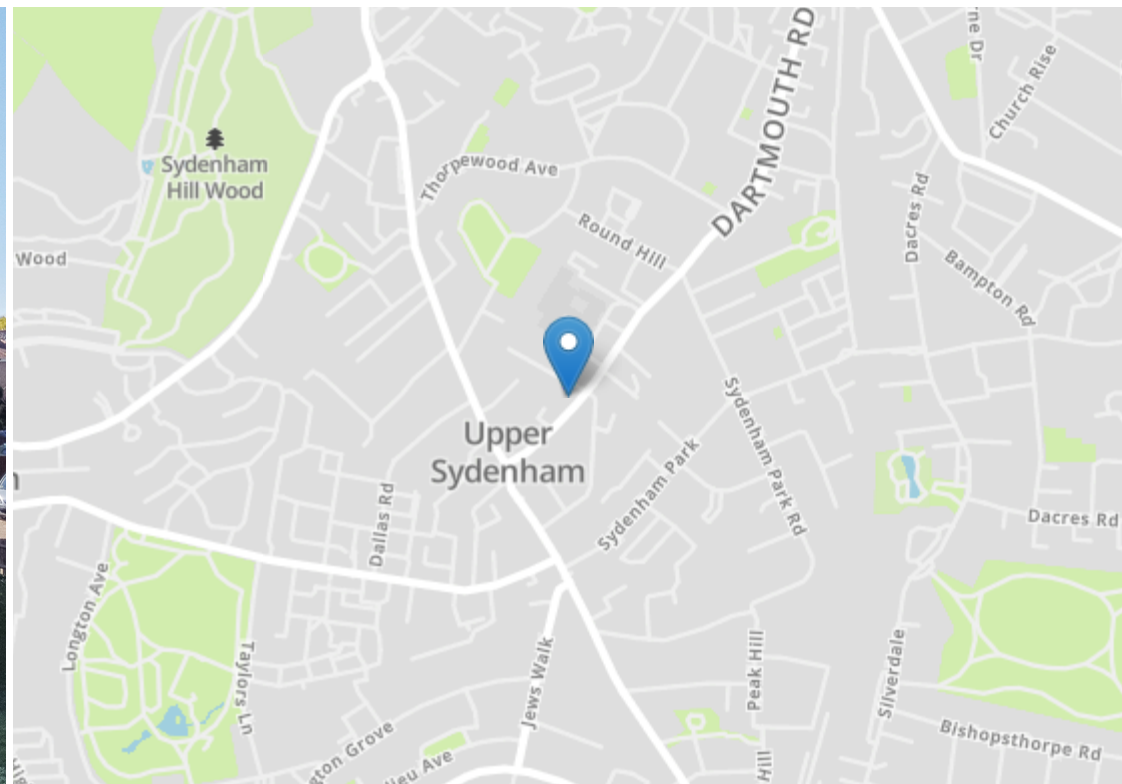
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2 DOUBLE
BEDROOMS
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			79
(55-68) D		71	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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