

TO LET

£1,600 pcm



Saxon Road, London, South Norwood, London. SE25 5EH

- A Two Bed Ground Floor Maisonette
- Contemporary En-Suite Shower Room
- Fully Fitted Kitchen/Living Room
- Own Courtyard
- Double Glazing
- Gas Central Heating
- Close to Transport
- Available Immediately
- Unfurnished



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PROPERTY DESCRIPTION

Situated in a residential road off Whitehorse Road highly convenient for most local amenities including two train stations, bus routes, local shops, supermarket, leisure centre, protected parkland well regarded schools Including the BRIT school. A well presented and spacious two bedroom ground floor maisonette with its own secluded courtyard, a good size open plan lounge/kitchen and an ensuite shower room to the master bedroom. Unfurnished. Available now. Must Be Seen.



ROOM DESCRIPTIONS

Front Door To:

Entrance Hall

Coved cornice, smoke alarm, fitted carpet, doors to:

Bedroom 1

17' 9" x 8' 9" (5.41m x 2.67m)

Double glazed casement window to front, double radiator, coved cornice, power points, fitted carpet, door to:

En-Suite Shower Room

Fully tiled walls with ceramic border, air extractor, chrome heated towel rail, recent contemporary style white suite comprising corner shower unit, wall mounted wash hand basin with mixer tap, mirror and shaver point above, dual flush wc, flagstone ceramic tiled floor.

Bedroom 2

8' 11" x 8' 9" (2.72m x 2.67m)

Double glazed casement window overlooking courtyard, double radiator, coved cornice, power points, fitted carpet.

Bathroom

7' 5" x 5' 7" (2.26m x 1.70m)

Air extractor, fully tiled walls with ceramic border, chrome heated towel rail, contemporary style white suite comprising panel bath with mixer tap, shower attachment and glazed shower screen, wall mounted wash hand basin with mixer tap and shaver point above, dual flush wc, flagstone tiled floor.

Open Plan Kitchen/Living Room

13' 9" x 13' 9" (4.19m x 4.19m)

Two double glazed skylights, double radiator, recent contemporary style white units with laminate worktops housing single drainer one and a half bowl stainless steel sink unit with mixer tap, stainless steel oven, stainless steel gas hob, stainless steel splashback, stainless steel cooker hood above, integral washer/dryer, integral fridge, integral freezer, cupboard housing gas combination boiler, chrome downlighters, coved cornice, power points, part ceramic tiled and part fitted carpet, large double glazed sliding patio doors to:

Secluded Courtyard

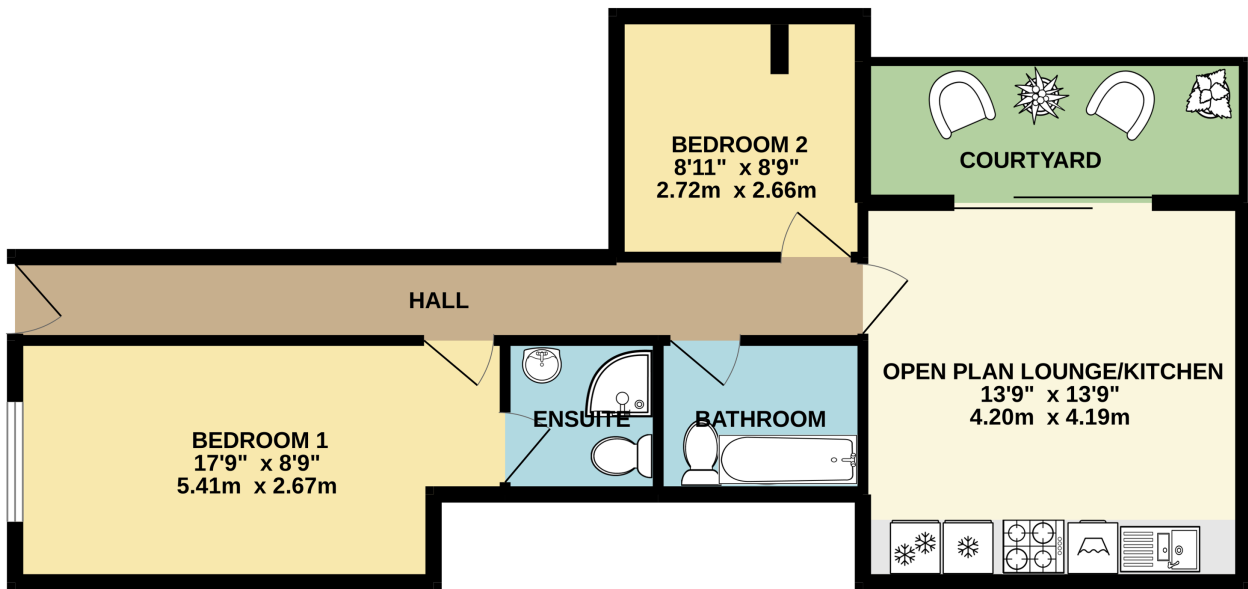
Approx. 14'4" x 5'. Ceramic tiled floor.

PLEASE NOTE:

The tenant will be required to pay one month's rent in advance and five weeks deposit which will be registered in a deposit protection scheme. The holding deposit is one week's rent.




GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 578 sq.ft. (53.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	70	75
(55-68)	D		
(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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