

TO LET

£1,650 pcm



## 217a Grange Road, London, South Norwood. SE25 6TG

- Two Bedrooms
- Large Living Room
- Large Fitted Kitchen
- Modern Bathroom
- Double Glazing
- Gas Central Heating
- Own Front Door
- Fitted Carpets
- Spacious Rooms
- Available Immediately



**Kingsbury Property Services**  
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### PROPERTY DESCRIPTION

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Situated in an ever popular residential road with fine views over Grange Park and highly convenient for most local amenities including Thornton Heath train station, bus routes, local shops, supermarket, Leisure Centre and well regarded schools. This two bedroom first floor maisonette benefits from its own front door, good size rooms, high ceilings, a modern bathroom and large fitted kitchen. Highly recommended. Available immediately!





## ROOM DESCRIPTIONS

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### **Communal Stairs to:**

### **Communal Porch**

Own front door to:

### **Entrance Hall**

Two double glazed frosted picture windows, radiator, two large storage cupboards, coved cornice, central heating temperature control, power points, phone point, fitted carpet, doors to:

### **Large Living Room**

14' 11" x 13' 9" (4.55m x 4.19m)

Double glazed casement windows into splay bay, double radiator, coved cornice, power points, fitted carpet.

### **Large Kitchen**

10' 10" x 7' 9" (3.30m x 2.36m)

Large double glazed casement window to side, radiator, plenty of modern matching fitted wall and base units with laminate worktops housing single drainer stainless steel sink unit with mixer tap, stainless steel oven, stainless steel cooker hood, plumbing for washing machine, power points, laminate flooring.

### **Bedroom 1**

13' 9" x 10' 7" (4.19m x 3.23m)

Large double glazed casement window to rear, radiator, coved cornice, power points, fitted carpet.

### **Bedroom 2**

12' 0" x 7' 9" (3.66m x 2.36m)

Double glazed casement window to side, radiator, coved cornice, power points, fitted carpet.

### **Large Bathroom**

15' 2" x 5' 11" (4.62m x 1.80m)

Two frosted double glazed casement windows to rear, chrome heated towel rail, recent contemporary style white suite comprising panel bath with mixer tap, shower above, shower screen and tiled splashback, floating vanity unit housing wash hand basin with mixer tap and splashback, mirror above, dual flush wc, air extractor, coved cornice, downlighter, laminate flooring.

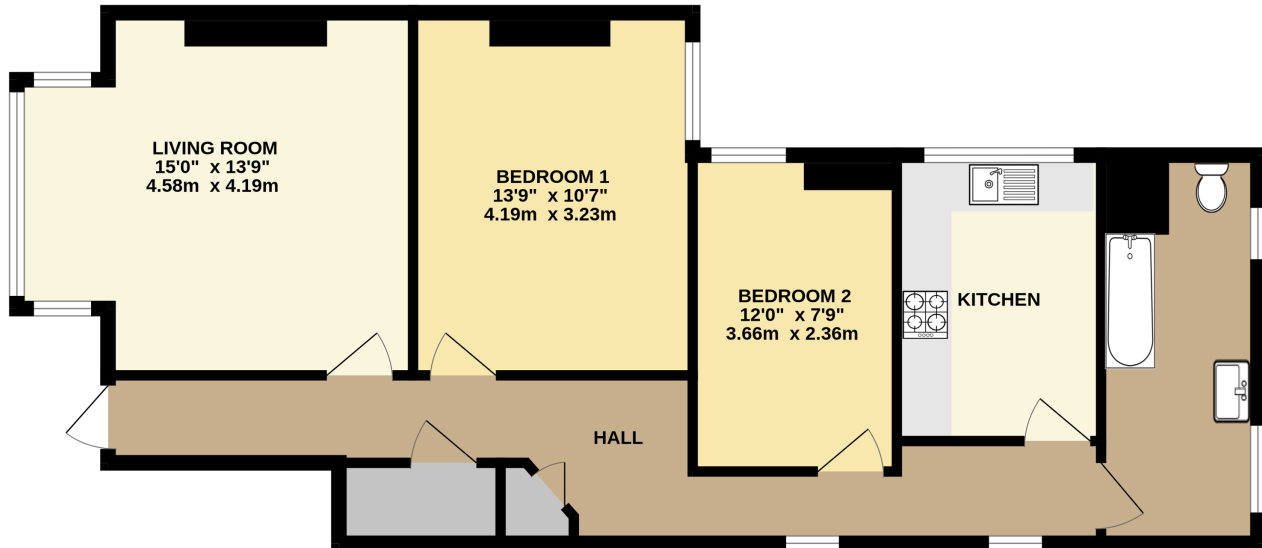
### **TENANT FEES & DEPOSIT**

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



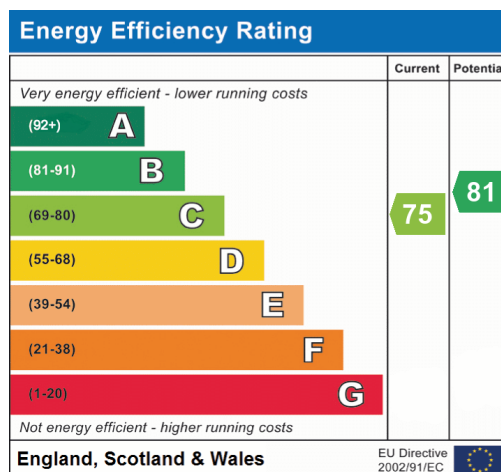
## GROUND FLOOR

745 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA: 745 sq.ft. (69.2 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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