

TO LET

£1,400 pcm



87 Harrington Road, London

. SE25 4NP

- One Double Bedroom
- Living Room
- Newly Fitted Kitchen/Breakfast Room
- New Bathroom
- Rear Garden
- Double Glazing
- New Gas Central Heating
- New Fitted Carpets
- Part Furnished
- Available Immediately



Kingsbury Property Services
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PROPERTY DESCRIPTION

Situated in a much favoured residential road within a 5-15 minute walk of most local amenities including Norwood Junction train station, bus routes, tram stop, local shops, supermarket, Norwood Country Park and well regarded schools. This spacious one double bedroom ground floor maisonette has been totally refurbished throughout to a high standard. Benefits include new insulation between the floors to the upstairs, own front door, own rear garden and a large fully fitted contemporary style kitchen/breakfast room. Highly recommended and available immediately.



ROOM DESCRIPTIONS

Shared Front Garden

Path to porch with new frosted double glazed front door to:

Entrance Hall

New frosted picture window, radiator, deep understairs cupboard housing meters, new fitted carpet, new doors to:

Living Room

13' 3" x 11' 9" (4.04m x 3.58m)

Double glazed casement windows to front, radiator, power points, new fitted carpet.

Bedroom

11' 9" x 11' 1" (3.58m x 3.38m)

Double glazed casement window overlooking rear garden, double radiator, fitted wardrobe, dresser, double bed, new fitted carpet, power points.

Kitchen/Breakfast Room

11' 11" x 11' 0" (3.63m x 3.35m)

Large double glazed casement window to side, plenty of new contemporary style kitchen units with soft close doors, laminate flooring, new single drainer stainless steel sink unit with mixer tap, new electric stainless steel oven, stainless steel gas hob and stainless steel hood, washing machine, plumbing for slimline dishwasher, fridge/freezer, power points, new laminate flooring, downlighters, smoke alarm, door to:

Inner Hall

Storage area, new gas combination boiler, downlighters, laminate flooring, new double glazed door to own rear garden, door to:

Large Bathroom

8' 7" x 5' 7" (2.62m x 1.70m)

Frosted double glazed casement window to rear, new fully tiled walls, new chrome heated towel rail, new contemporary style white suite comprising panel bath with mixer tap, shower attachment and shower screen, pedestal wash hand basin with mixer tap, dual flush wc, new laminate flooring, downlighters.

Own Rear Garden

Approx. 60ft. Laid to lawn, brick built storage shed.

PLEASE NOTE:

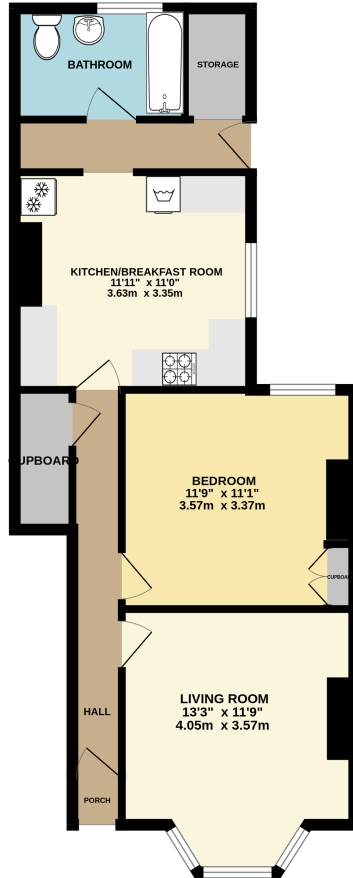
The tenant will be required to pay one month's rent in advance and five weeks deposit which will be registered in a deposit protection scheme. The holding deposit is one week's rent



FLOORPLAN & EPC



GROUND FLOOR
561 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA: 561 sq.ft. (52.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			76
(55-68) D		63	
(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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