



HARRISON INGRAM

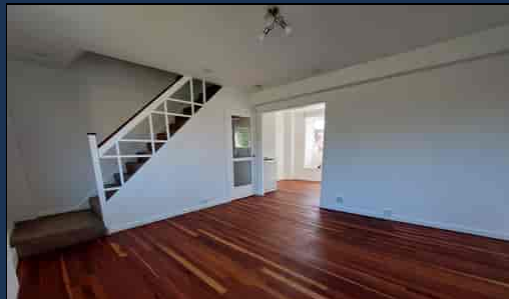
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**Courtlands Avenue, Lee, London,
SE12 8JB**



£1,800 pcm

EXTREMELY SPACIOUS, BRIGHT AND SUNNY SPLIT-LEVEL 2 DOUBLE-BEDROOM MAISONETTE available to let on the VERY POPULAR Courtlands Development in Lee Green. Arranged over 3 FLOORS and with its own front entrance, the maisonette feels more like a house than a flat.

The property has been FRESHLY DECORATED THROUGHOUT in neutral colours, including LOVING RESTORATION of the ORIGINAL WOOD FLOORING and BRAND NEW CARPETING in the two very SPACIOUS DOUBLE BEDROOMS. It features a VERY LARGE LIVING/DINING AREA with separate Kitchen equipped with washing machine, cooker and fridge-freezer; two DOUBLE BEDROOMS with plenty of BUILT-IN WARDROBE SPACE and modern bathroom.

The flat overlooks gardens at the back and a communal green in front of the property, which is for shared use.

Courtlands Avenue is a quiet, tree-lined residential street located within close proximity to Kidbrooke, Lee & Blackheath stations (all Zone 3), and therefore ideal for quick access to Central London - (London Bridge, Charing Cross, Waterloo, Cannon Street) as well as major bus routes to Eltham, Greenwich, Lewisham and Woolwich and good public transport access to City Airport. The popular and vibrant Blackheath Village, with its array of trendy bars, shops, boutiques and restaurants is just over a mile away and there is a park just a short walk away.

Great connections to outside of London being off the main road coming in from the M25 (A20 & A2) and with plentiful on-street parking just outside the property. A garage can be rented as an optional extra. Key Features include abundance of natural light in a leafy, residential area, Quick access to central London (London Bridge, Charing Cross, Waterloo, Cannon Street, Woolwich and City airport). A Large living room/diner, with separate kitchen, plentiful on-street parking, Lovingly restored original wood flooring and new fitted carpets, Gas Central heating, spacious built-in wardrobes and cupboards, garage available as optional extra.

ENTRANCE

Frosted double glazed door, frosted side light, radiator, fitted carpet to hall and stairs, built in meter cupboard also housing electric main fuse box.

1ST FLOOR LANDING

Fitted carpet, built in storage cupboard. glazed door to:-

LOUNGE/DINER

21' 5" x 15' 10" (6.53m x 4.83m) Fantastic, open plan 'L' shaped room and very bright with windows to front and rear, radiator x 2, wooden floor, open plan staircase, open plan through to:-

KITCHEN

9' 3" x 6' 8" (2.82m x 2.03m) Large windows to rear, matching range of fitted wall, base and drawer units with chrome handles, inset stainless steel sink unit with chrome mixer tap, gas cooker, washing machine, fridge/freezer, central heating and hot water boiler, ample worktop surfaces, tiled to splash back areas.

Important Notice - any areas, measurements or distances are approximate. The text, photographs, are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Harrison Ingram have not tested any services, equipment or facilities. Purchasers must satisfy themselves upon inspection.

TOP FLOOR LANDING

Fitted carpet, radiator, access to loft.

BEDROOM 1

13' 7" x 12' 7" (4.14m x 3.84m) Lovely bright room with windows to front, radiator, fitted carpet, two very deep built in storage cupboards.

BEDROOM 2

12' 7" x 9' (3.84m x 2.74m) A good size second double bedroom with windows to rear, radiator, fitted carpet, double built in wardrobe, built in airing cupboard housing hot water cylinder.

BATHROOM

Frosted window to rear, white suite comprising panelled bath with chrome taps, independent shower unit, glass shower screen, pedestal wash hand basin with chrome taps and low level w.c., extensively tiled walls, tiled floor, radiator.