

Stanfords

— sales & lettings —



£2.000 pcm
2 bedroom flat

Fransfield Grove
Sydenham

Read all about it...

A spacious two double bedroom part furnished property is available now to let. Situated equivalent distance from Forest Hill & Sydenham stations, it offers great access to the City as well the independent shops, pubs, restaurants and green spaces of both Forest Hill & Sydenham centre.

Arranged over three floors and over 1000sqft of internal space, the property comprises a spacious reception room with bay window and a fireplace, a second lounge/diner and a fitted kitchen to the rear. The first floor consists of two generously sized double bedrooms and a large bathroom.

Further benefits include the property has just been redecorated and has access to a spacious loft room.

Available: March 2024 | **Partly Furnished** | **Council Tax:** Lewisham Band B

RAISED GROUND FLOOR

Hallway

Carpet, radiator, cupboard housing fuse box, stairs to first floor.

Reception Room

3.99m x 3.48m (13' 1" x 11' 5")

Bay window to front, carpet, radiator, 2 x sofas.

Lounge/Diner

3.70m x 2.92m (12' 2" x 9' 7")

Window to rear, carpet, radiator, double doors, table and chairs.

Kitchen

3.66m x 2.42m (12' 0" x 7' 11")

Window to side, fitted wall and base level units, sink with drainer, gas hob and oven with extractor over, boiler, washing machine, fridge freezer, microwave, laminate flooring, radiator.

FIRST FLOOR

Landing

Fitted carpet.

Bathroom

2.80m x 2.59m (9' 2" x 8' 6")

Window to rear, radiator, lino to floor, low level WC, wash hand basin, bath with shower attachment, shower cubicle.

Bedroom

3.70m x 2.96m (12' 2" x 9' 9")

Window to rear, carpet, fireplace, radiator, wardrobe.

Bedroom

4.64m x 3.46m (15' 3" x 11' 4")

Two windows to front, carpet, radiator, fireplace, bed, bedside cabinet, wardrobe.

SECOND FLOOR

Loft Room

4.398m x 3.46m (14' 5" x 11' 4")

Window to rear, carpet, radiator.



Like what you see?

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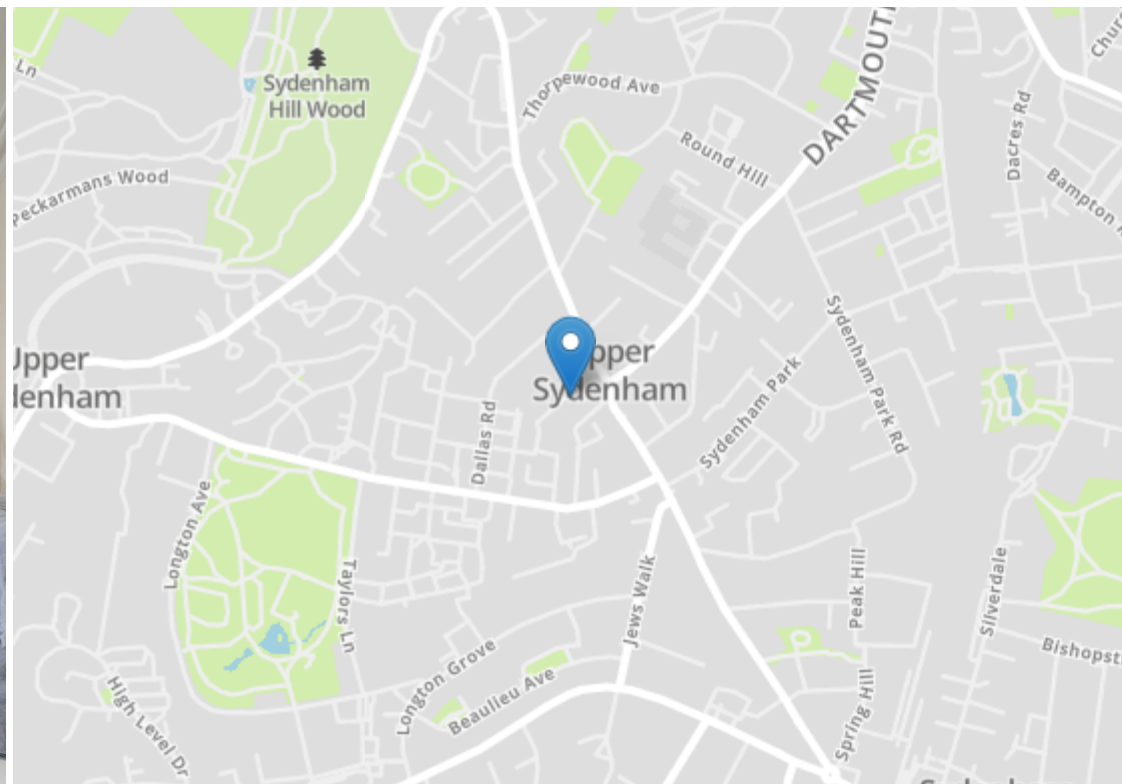
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AVAILABLE - MARCH 2024
PART FURNISHED
LOFT ROOM

FRESHLY DECORATED
2 DOUBLE BEDROOMS
2 RECEPTION ROOMS





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	74
(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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