

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Viewing by appointment with our Shirley Office - 020 8777 2121

26 Felmingham Road, Penge, London SE20 7YD

£1,750 pcm

- 🏠 2 Bedrooms + Study/Cot Room
- 🏠 Spacious Accommodation Throughout
- 🏠 First Floor Maisonette
- 🏠 Double Glazed & Central Heating
- 🏠 Popular Location
- 🏠 Neutral Decoration
- 🏠 Good Location
- 🏠 Available 19th August

Disclaimer: All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.
 Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for free mortgage advice and may also recommend firms of Solicitors and Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.
 For further details please visit our website - www.proctors.london

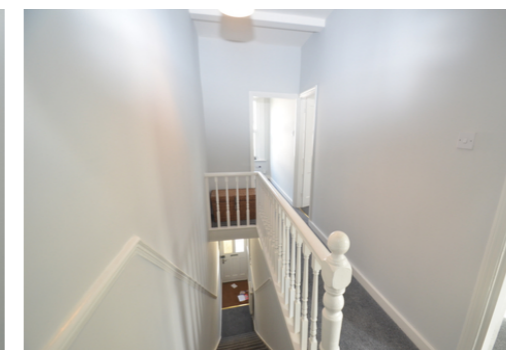


26 Felmingham Road, Penge, London SE20 7YD

We offer for Let this spacious, 1st floor Victorian purpose-built maisonette benefitting from 2 bedrooms plus study/cot room, living room, separate dining room leading to recently installed kitchen. Tastefully decorated throughout and with neutral colour carpets.

Location

Situated in a popular road of similar style properties. Local shops and bus routes can be found nearby on Elmers End Road plus Birkbeck Station is also close at hand. Beckenham High Street is just a short drive away with its selection of ever popular shops, restaurants and cafes.



GROUND FLOOR

Entrance

Entrance door with inset windows and window above. Stairs to:

FIRST FLOOR

Landing

Access to loft, radiator, fitted carpet.

Front Reception Room

13' 10" x 11' 4" (4.22m x 3.45m) UPVC double glazed bay window to front, radiator, fitted carpet.

Rear Reception Room

10' 2" x 10' 1" (3.10m x 3.07m) UPVC double glazed window to rear, cupboard housing washing machine, vertical radiator, fitted carpet.

Fitted Kitchen

7' 7" x 6' 6" (2.31m x 1.98m) UPVC double glazed door to side with Juliet balcony, UPVC double glazed window to side, selection of fitted wall and base units incorporating drawers, compact work surfaces, inset sink unit with mixer tap, electric hob and fitted oven with extractor hood over, integrated dishwasher, local tiled walls, fridge freezer, fitted dishwasher, vinyl plank style flooring.

Bedroom One

10' 6" x 9' 10" (3.20m x 3.00m) UPVC double glazed window to rear, radiator, picture rail, fitted shelving, fitted carpet.

Bedroom Two

8' 8" x 7' 8" (2.64m x 2.34m) UPVC double glazed window to side, radiator, fitted carpet.

Study/Cot Room

8' 8" x 5' 2" (2.64m x 1.57m) UPVC double glazed window to front, radiator, fitted carpet.

Bathroom

UPVC double glazed translucent window to side,

matching white bathroom suite comprising panelled bath with wall mounted shower attachment over bath, pedestal wash hand basin with fitted mirror above, half tiled walls extending to picture rail height around bath and shower areas, low level WC, heated towel rail, vinyl tile flooring.

ADDITIONAL INFORMATION

Council Tax

Bromley Council band C

Tenants Permitted Payments

HOLDING DEPOSIT (PER TENANCY) — ONE WEEK'S RENT. (Proctors are not taking holding deposits)

This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

SECURITY DEPOSIT (PER TENANCY. RENT UNDER £50,000 PER YEAR)

Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

SECURITY DEPOSIT (PER TENANCY. RENT IN EXCESS OF £50,000 PER YEAR)

Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

UNPAID RENT

Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid. Please Note: This will not be levied until the rent is more than 14 days in arrears.

LOST KEY(S) OR OTHER SECURITY DEVICE(S)

Tenants are liable for the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc.VAT) for the

time taken replacing lost key(s) or other security device(s).

VARIATION OF CONTRACT (TENANT'S REQUEST) £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

CHANGE OF SHARER (TENANT'S REQUEST)

£50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

EARLY TERMINATION (TENANT'S REQUEST)

Should the tenant wish to leave their contract early, they shall be liable for the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

GREEN DEAL

To make payments towards Energy Efficiency improvement under a Green Deal charge (as set out in Section 1 of the Energy Act 2011) or any subsequent energy efficiency scheme is a Permitted Payment if the tenancy agreement requires the payment to be made.

Other Permitted Payments:

- Rent
- Utilities and council tax/TV licence
- Communication services, cable, satellite, installation and subscription
- Default fees
- Any other permitted payments, not included above, under the relevant legislation including contractual damages

TENANT PROTECTION

Proctors are members of Propertymark and CMP Client Money Protection which are client money protection schemes, and are also members of The Property Ombudsman which is a redress scheme. You can find out more details on our website www.proctors.london or by contacting us direct.

