



Lennard Road, BR3 | £2,000 Per Calendar Month

02087029777

sydenham@pedderproperty.com

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In General

- Superb split level conversion
- Open plan reception
- Mezzanine level
- Two bedrooms
- Two bathrooms
- Off street parking
- Available mid February

In Detail

A striking two bed, two bath conversion with off street parking, located within close proximity of numerous transport links, green open spaces and a wealth of local amenities. Wonderfully unique, this apartment offers superb living and entertaining space across three floors, all benefiting from an abundance of natural light.

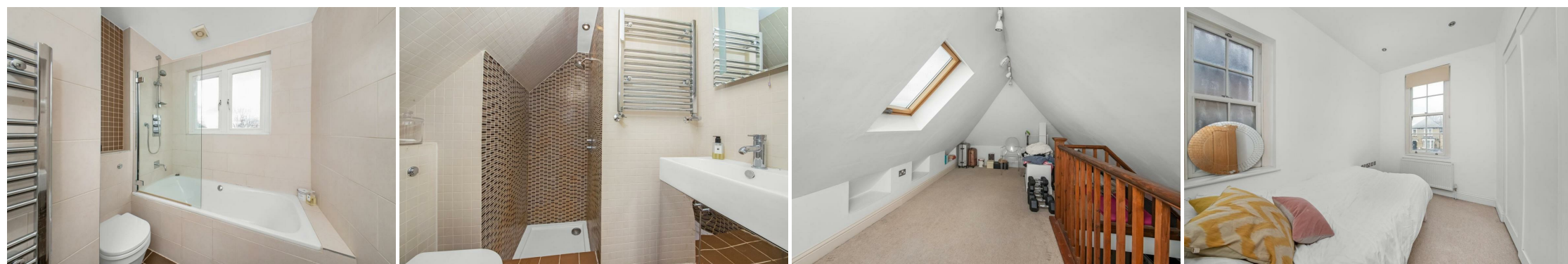
The reception enjoys a vaulted ceiling providing character, whilst also defining the lounge area perfectly. The kitchen is contemporary with fitted appliances and a breakfast bar. An unexpected and welcome bonus is the mezzanine level which overlooks the reception area. There are numerous uses for this space from a study area to an exercise space, or simply somewhere to retreat and relax.

The master bedroom benefits from an en-suite shower room whilst the second bedroom is serviced by the family bathroom.

To the front of the property there is also the added benefit of street parking.

Lennard Road is a desirable location, close to several rail links and approximately just 0.3 miles from Penge East and close to New Beckenham and Kent House rail.

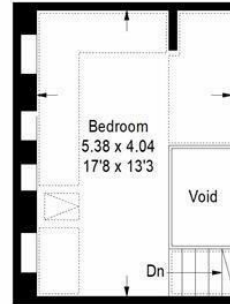
EPC: D | Council Tax: B | Available soon | Unfurnished | Holding Deposit: £461.53 | Security Deposit: £2,307.69



Floorplan

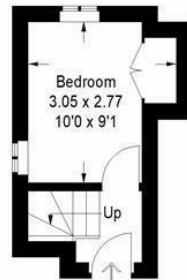
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Approximate Gross Internal Area
 Ground Floor = 10.4 sq m / 112 sq ft
 First Floor = 56.0 sq m / 603 sq ft
 Second Floor (Excluding Void)
 19.4 sq m / 209 sq ft
 Total = 85.8 sq m / 924 sq ft

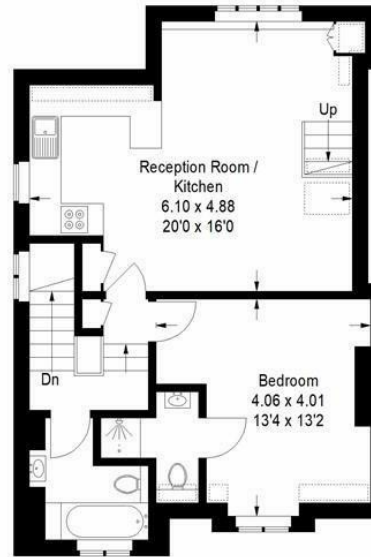


Third Floor

= Reduced headroom below 1.5 m / 5'0



First Floor



Second Floor

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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
102 plus) A		
81-101) B		
69-80) C		
55-68) D		
39-54) E		
21-38) F		
1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	