

## 3 Bedroom Flat for Rent - £1,750 per month

High Street, Orpington, Kent, BR6 0JW



### KEY FEATURES

- THREE BEDROOM SPLIT LEVEL FLAT • LARGE KITCHEN/DINER • RECEPTION • FAMILY BATHROOM • ROOF TERRACE • SUITABLE FOR WORKING PROFESSIONALS • 15 MINUTE WALK TO ORPINGTON STATION • LONG TERM LET AVAILABLE • COUNCIL TAX BAND C • EPC TO BE CONFIRMED

## Description

This 3 bedroom split level flat offers a lovely family home in a perfect location for those who need to be close to the mainline station and high street. Available from the middle of May 2025, it comprises of a large kitchen/diner, lounge and bedroom to ground floor, with 2 double bedrooms and bathroom to the second floor. There is also a bonus outdoor space with a rooftop terrace.

Benefits include double glazing and gas central heating. Suitable for working professionals.

## Location

The property is centrally located in Orpington High Street above HSL, and is within walking distance to all local shops and Orpington Mainline Station.

No allocated parking with this property but off street parking available.

## Ground Floor

**COMMUNAL ENTRANCE** - Door from High Street, leading upstairs to:

## First Floor

**KITCHEN** - 13' 9" x 13' 4" (4.22m x 4.08m)

**RECEPTION & DINING ROOM** - 10' 11" x 12' 9" (3.34m x 3.91m)

**BEDROOM THREE** - 9' 7" x 12' 10" (2.93m x 3.92m)

**HALLWAY** - Doors to all room and stairs to upper floor:

## Second Floor

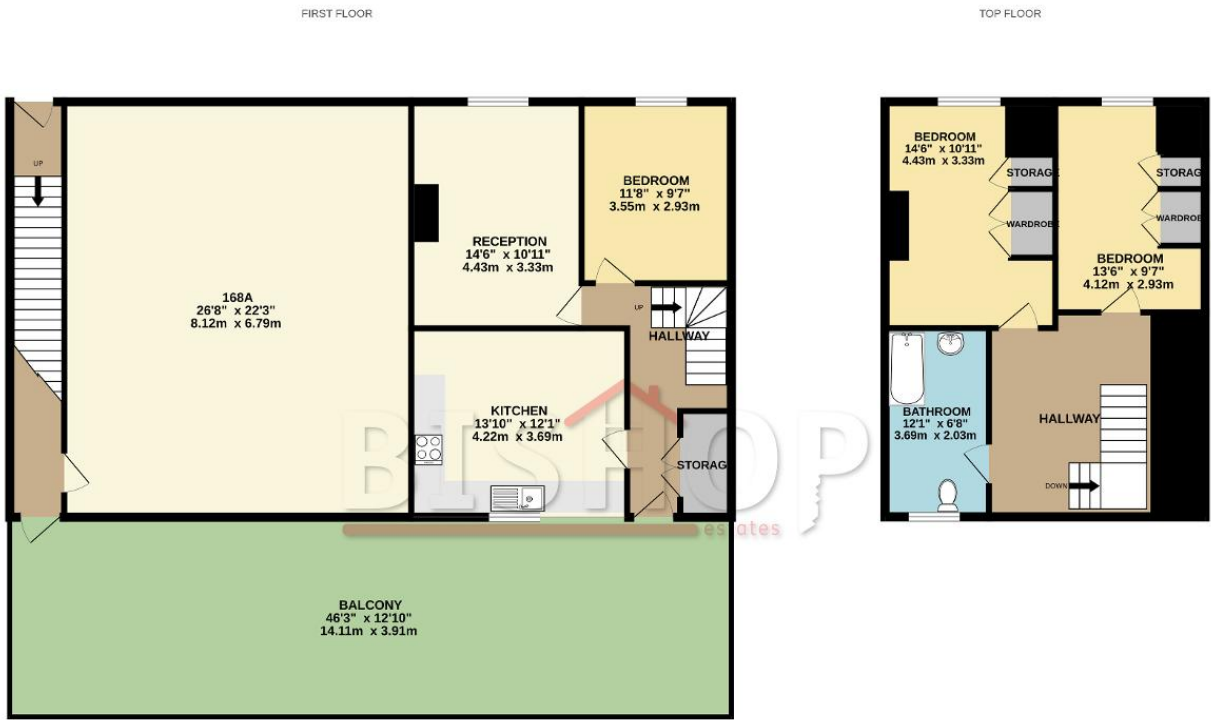
**FAMILY BATHROOM** - 6' 7" x 5' 1" (2.03m x 1.57m)

**HALLWAY** -

**BEDROOM ONE** - 15' 1" x 10' 5" (4.63m x 3.19m)

**BEDROOM TWO** - 9' 6" x 13' 6" (2.92m x 4.12m)





3 BED SPLIT LEVEL FLAT

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	67 D
39-54	E		
21-38	F		
1-20	G		

Additional Information

IMPORTANT NOTE TO TENANTS:

We liaise closely with our landlord to ensure our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans, where included, may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. All rental properties are available for a minimum term and there may not be a provision for a break clause. Please contact the branch for details. A security deposit of at least five weeks equivalent rent is required and will be lodged with the

Deposit Protection Service for managed properties. Rent is to be paid one month in advance. It is the tenant's responsibility to insure any personal possessions. Payment of all utilities including water rates or metered supply and Council Tax is the responsibility of the tenant in every case. This landlord will not accept pets during the tenancy.