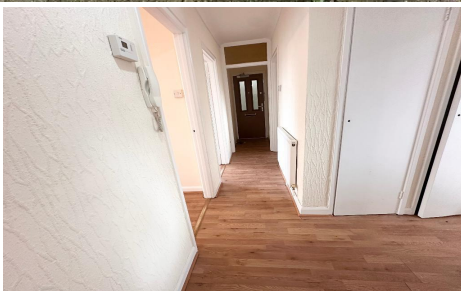


3 Bedroom Flat for Rent - £1,750 per month

Mottingham Road, Eltham, London, SE9 4TN



KEY FEATURES

- AVAILABLE NOW!
- SECOND FLOOR
- THREE BEDROOMS
- NEWLY FITTED KITCHEN
- GOOD SIZE RECEPTION ROOM
- BATHROOM SUITE
- DOUBLE GLAZING AND CENTRAL HEATING
- CLOSE TO MOTTINGHAM TRAIN STATION
- COUNCIL TAX BAND C
- EPC RATING D

Description

Bishop Estates are pleased to offer this second floor flat which offers a fantastic opportunity for those seeking a comfortable and convenient living space in a popular location.

Boasting THREE BEDROOMS, this property provides ample space for a family. Further accommodation includes a spacious lounge, newly fitted kitchen, new bathroom suite and complete redecoration throughout. Please note there is no lift to this property.

Situated in a convenient area, this flat is within close proximity to local amenities, schools, and transport links, making it an ideal choice for those seeking a well-connected and vibrant neighbourhood.

Call Bishop Estates to register your interest and arrange a viewing on 01689 873 796

Location

Mottingham is an ideal location to live in if you have a real appreciation of nature and green spaces. The area is surrounded by woodlands and parks that create a beautiful setting. The area has plenty of good transport links that connect you to other parts of London, you will also find plenty of amenities locally.

Second Floor

ENTRANCE HALL - Entryphone, two storage cupboards, laminate flooring.

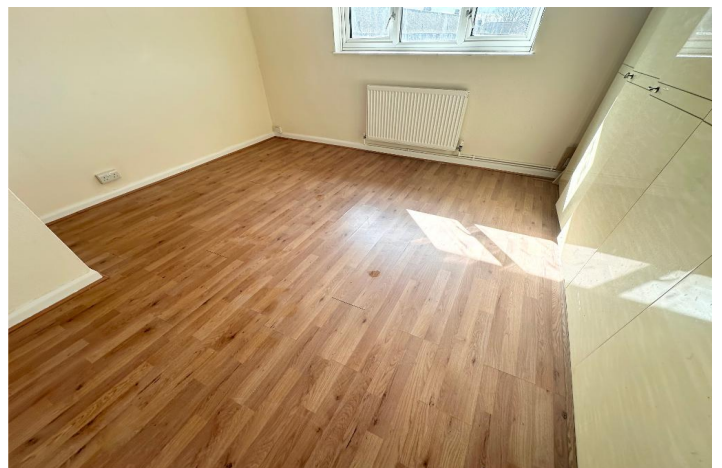
RECEPTION ROOM - 14' 7" x 12' 0" (4.47m x 3.68m) Double glazed window to front, further window looking through to kitchen, double glazed patio door to balcony, laminate flooring.

FITTED KITCHEN - 12' 0" x 11' 6" (3.66m x 3.51m) Newly fitted White gloss kitchen with a range of wall and base units with work tops over, freestanding cooker, fridge freezer, space and plumbing for washing machine, tiled floor, larder cupboard, double glazed window to rear, wall mounted boiler.

BEDROOM ONE - 12' 4" x 11' 3" (3.78m x 3.45m) Double glazed window to front, laminate flooring, wardrobe cupboard, radiator.

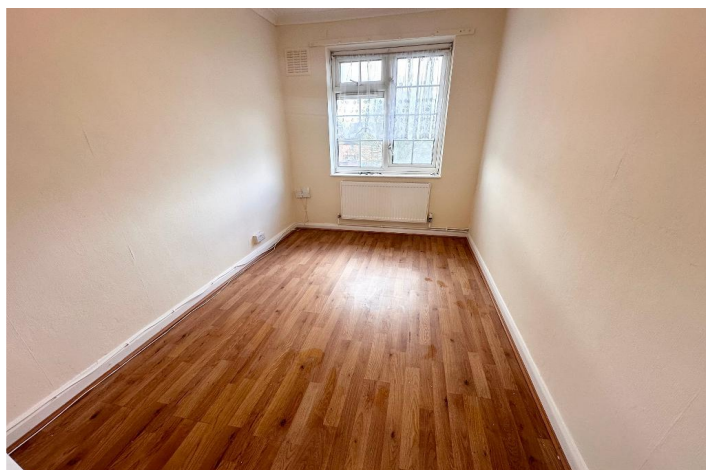
BEDROOM TWO - 11' 3" x 9' 8" (3.43m x 2.97m) Double glazed window to rear, laminate flooring, radiator, wardrobe cupboards.

BEDROOM THREE - 11' 3" x 6' 5" (3.45m x 1.98m) Double glazed window to front, laminate flooring, radiator.



BATHROOM SUITE - 7' 2" x 6' 6" (2.2m x 2m) Bathroom suite comprising of a panelled bath with mixer tap and shower attachment, low level wc, pedestal was hand basin, tiled floor, part tiled walls, two double glazed frosted windows to rear.

PARKING - Off street parking available to the rear.



Ground Floor

Approx. 75.7 sq. metres



Total area: approx. 75.7 sq. metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	64 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.

Not all landlords are willing to accept pets within their property.

COMMUNAL ENTRANCE

ENTRANCE

ENTRANCE HALL

LOUNGE 14'10" X 12'3"

KITCHEN 12'1" X 11'9"

BEDROOM ONE 14'9" X 12'9"

BEDROOM TWO 11'11" X 10'0"

BEDROOM THREE 11'4" X 6'11"

BATHROOM 7'6" X 6'9"

FRONT BALCONY

PARKING. Available to the rear.