

# Jukes & Co

## Estate Agents



## Lancaster Road

, London, SE25 4AQ

£1,795 Per Month



Nestled on the top floor of the building, this charming 2-bedroom apartment offers a serene and private living space, ideal for a couple. With a generous 83 square meters, both bedrooms are equally spacious, providing ample room and comfort. The apartment boasts new flooring and a fresh coat of paint throughout, enhancing its modern appeal and ensuring it is move-in ready. Residents will also enjoy access to a communal garden, perfect for leisurely afternoons and social gatherings.

Conveniently located, this apartment is within walking distance to the picturesque South Norwood Lakes, offering a tranquil escape from the bustle of city life. For commuters, Norwood Junction Station is just half a mile away, providing swift connections to London Bridge in just one stop. This prime location combines the best of both worlds – a peaceful residential setting with excellent transport links to the heart of London.



### HALLWAY

Lobby leading to reception room

### RECEPTION ROOM 14'3 x 14'8 (4.34m x 4.47m)

To be painted throughout with new carpets. large window to front of building

### KITCHEN 10ft (3.05mft)

FITTED KITCHEN WITH COOKER AND WASHING MACHINE, WINDOW WITH FAR REACHING VIEWS

### BEDROOM 14'4 x 14'5 (4.37m x 4.39m)

NEW CARPET TO BE FITTED AND WALLS PAINTED, RADIATOR, DOUBLE GLAZED WINDOW WITH VIEWS TO REAR

### BEDROOM 15'9 x 13'3 (4.80m x 4.04m)

NEW CARPETS AND TO BE PAINTED, 2 DOUBLE GLAZED WINDOWS TO FRONT ASPECT, RADIATOR

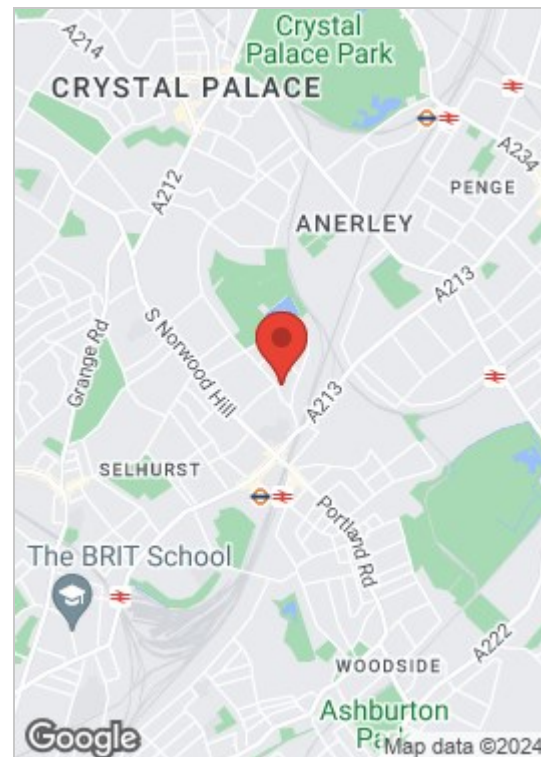
### STUDY 6'7 x 5'2 (2.01m x 1.57m)

NEW CARPET AND TO BE PAINTED, DOUBLE GLAZED WINDOW

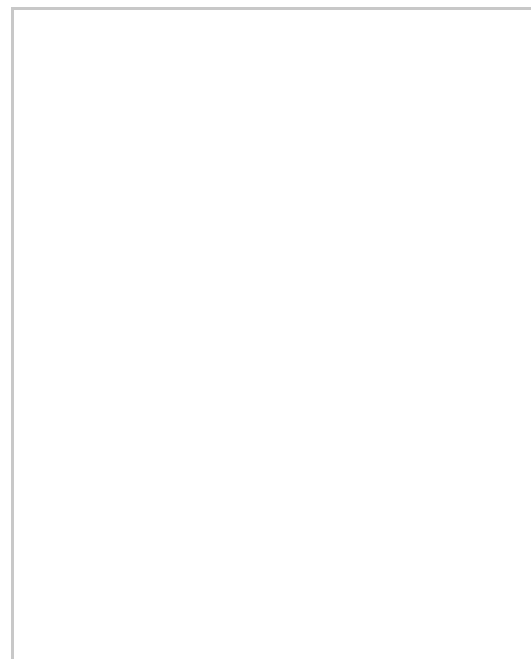
### BATHROOM

FITTED BATH, SEPARATE SHOWER CUBICLE, WASH HAND BASIN, FROSTED DOUBLE GLAZED WINDOW

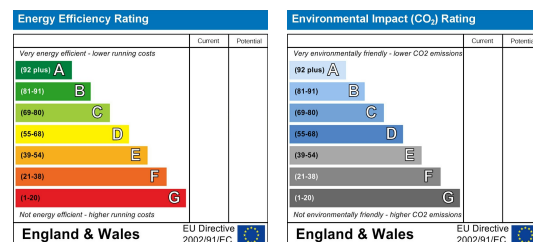
### Area Map



### Floor Plan



### Energy Efficiency Graph



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### Sales and Lettings

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