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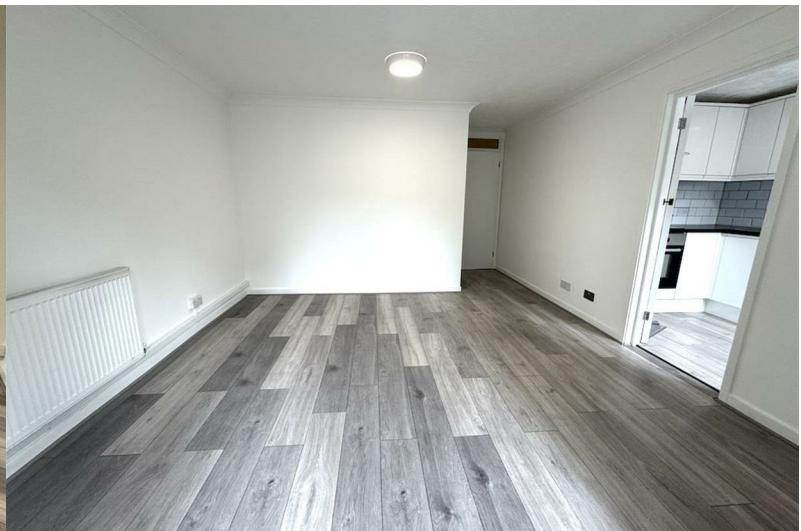
ESTATE AGENTS



Kendal House Derwent Road

, London, SE20 7YR

Offers Over £295,000



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We are pleased to offer for sale this bright and spacious 2 bedroom flat in Penge, South London. Fully renovated to a high standard, includes new kitchen, new bathroom, two double bedrooms, and underground parking bay. Sold with No Chain.

Excellent transport links include Norwood Junction, Anerley, Birkbeck and Elmers End train stations. Further shops, bars, restaurants can be found at the nearby Crystal Palace Park.

Accommodation comprises:

* Entrance Hall

Entry phone, large boiler cupboard, 2x radiators, beautiful new wood-effect flooring throughout.

* Lounge: 4.95m (max) x 3.76m (16' 3" x 12' 4")

Double-glazed 1.5 metre bay window overlooking Derwent Road, 2x radiators, new wood-effect flooring, door to:

* Kitchen: 3.2m x 1.95m (10' 6" x 6' 5")

Brand new kitchen with matching base and wall units, built-in oven, ceramic hob, back panel and extractor, 1.5 bowl sink, space and plumbing for washing machine, part-tiled walls, new wood-effect flooring, double-glazed windows to front.

* Bathroom

Brand new bathroom with white suite consisting of panel enclosed bath with shower above, low level wc, vanity sink unit, wood-effect flooring, attractive wall panelling.

* Bedroom 1: 5.86m (exc deep bay) x 2.79m (19' 3" x 9' 2")

Substantial double bedroom with large bay double-glazed window to side, radiator, new wood-effect flooring.

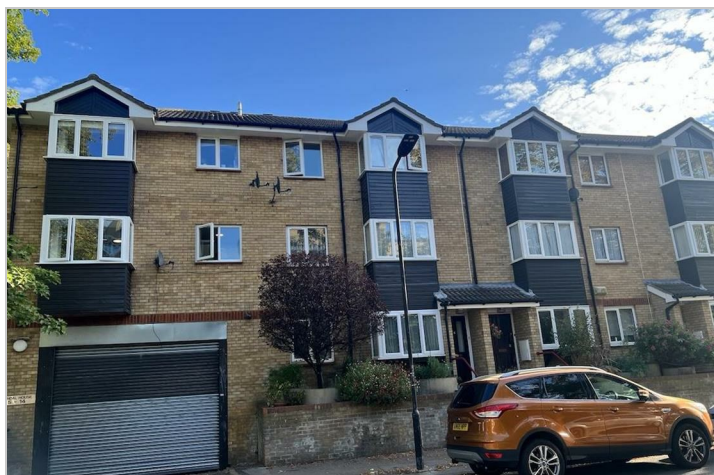
* Bedroom 2: 3.83m (exc deep bay) x 3.46m (max) (12' 7" x 11' 4")

Extended double bedroom with large bay double-glazed window to side, radiator, new wood-effect flooring.

* Underground Parking Bay

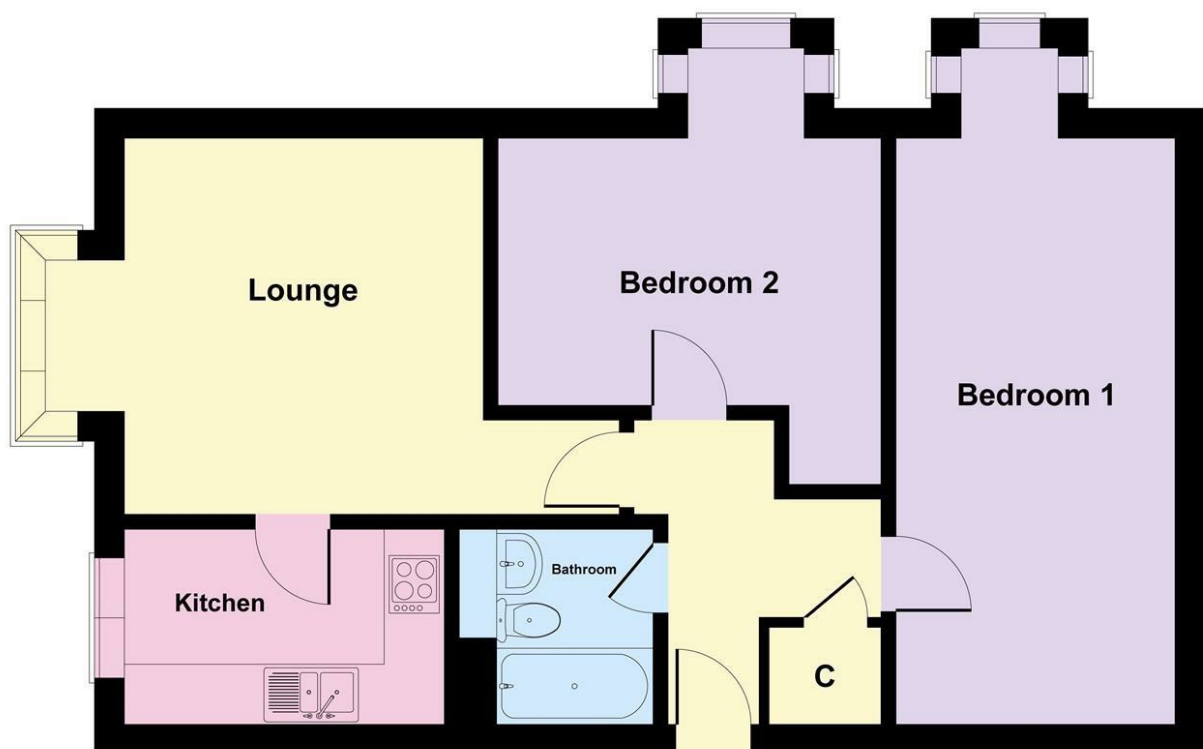
Private parking with electronically controlled access.

Call TMS Estate Agents today on 01843 866055 to arrange your accompanied viewing





Kendal House



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Viewing

Please contact our TMS ESTATE AGENTS Office
on 01843 866055 if you wish to arrange a viewing appointment for
this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) 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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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