

Pollard Machin

estate agents since 1885

Monthly Rental £900

Deposit £1315



2 Lytton Court, 46 Portland Road, London, Greater London SE25 4PQ

A modern and refurbished one bedroom, unfurnished first floor flat. It has gas central heating and is double glazed throughout. It has new flooring, redecorated and a modern bathroom and kitchen with brand new gas cooker. Lytton Court is located on Portland Road in South Norwood. It is within reach to Norwood Junction station. Portland Road has plenty of bus routes that go into South London. There are local shops, restaurants, bars, parks and supermarkets are all within reach.

*** Redecorated * New Flooring * Modern Fitted Bathroom * Modern Fitted Kitchen * Brand New Gas Cooker* Double Glazing * Gas Central Heating *
Within reach to local shops and South Norwood station ***

SALES: 020 8657 4466 LETTINGS: 020 8651 5895 FAX: 020 8651 6422

45 LIMPSFIELD ROAD SANDERSTEAD SURREY CR2 9LA

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		77	81
			86
England, Scotland & Wales		EU Directive 2002/91/EC	England, Scotland & Wales
			EU Directive 2002/91/EC

The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you.

These Particulars do not constitute a contract or part of a contract.