



Collingtree Road, SE26
Guide £1,700 PCM - £1,800 PCM

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In general

- Charming first floor maisonette
- ** Rent includes WiFi and Water **
- Large reception
- Kitchen with breakfast bar
- Two bedrooms
- Shower room
- Private South facing garden
- Available mid July
- Furnished

In detail

**** Guide price £1,700 pcm - £1,800 pcm **** A light filled first floor maisonette with direct access to a private south facing garden, located in Sydenham with convenient access to excellent transport links, a wealth of amenities and green open spaces.

This charming property offers a characterful reception to the front with a large bay window and space to lounge and dine, two bedrooms, a shower room and a kitchen with breakfast bar.

The private rear garden is south facing and approximately 38ft providing a large patio area and planters, perfect for entertaining or simply relaxing.

Collingtree Road is a convenient location for access to excellent transport links including Sydenham Overground and numerous bus routes.

This increasingly sought after pocket of south London, offers an eclectic mix of outlets including restaurants, pubs and coffee shops, and is also within close proximity to some local parks including Crystal Palace, Wells and Mayow Park.

****Maximum 12 month let only****

**** Rent includes WiFi and Water ****

EPC: E | Council Tax Band: C | Available mid July | Offered furnished | Holding Deposit: £415.38 | Security Deposit: £2,076.92

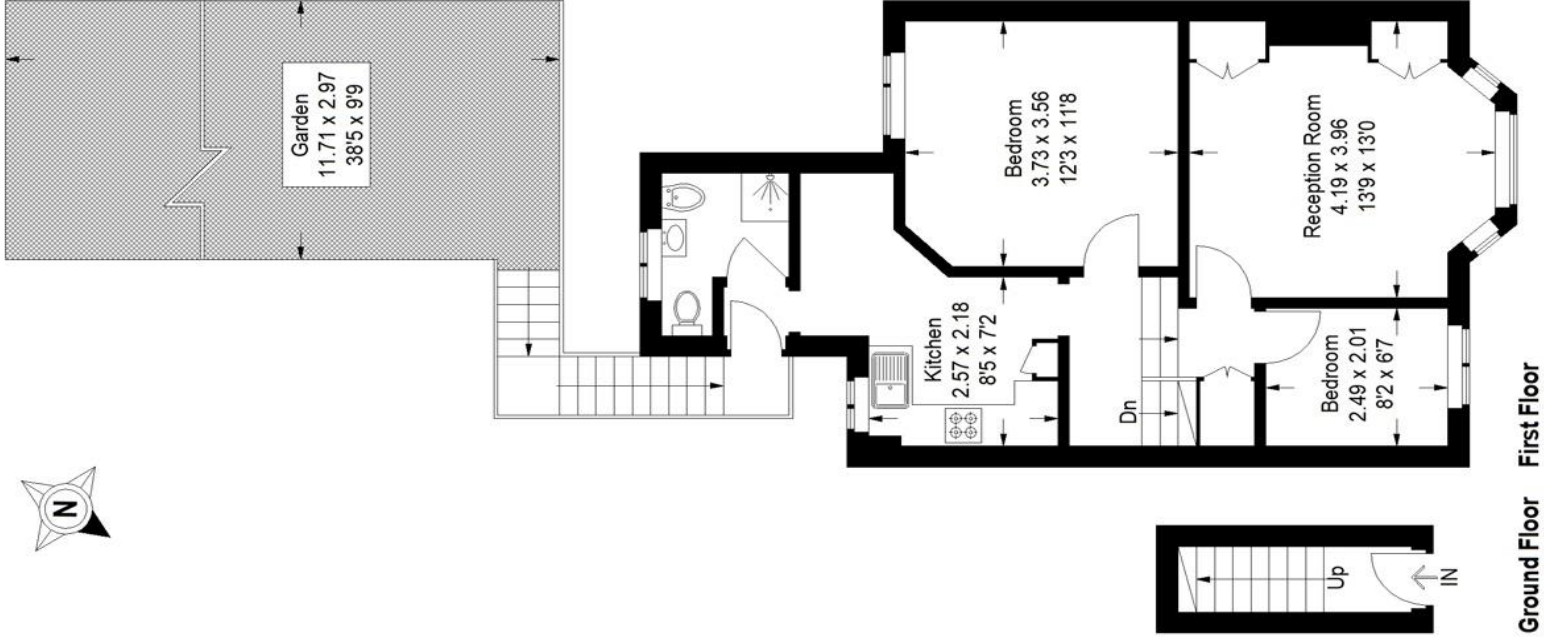


Floorplan

Collingtree Road SE26

Approximate Gross Internal Area

59.3 sq m / 638 sq ft



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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	52 E	73 C
21-38	F		
1-20	G		

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