



Westbourne Road, SE26 | £2,500 Per Month

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# In General

- Available now
- Two receptions
- Kitchen / breakfast room
- Three double bedrooms
- Family bathroom
- Private garden
- Short stroll to Alexandra Rec
- Excellent transport links
- Unfurnished

# In Detail

Elegant and beautifully presented, this three bed semi detached Victorian home is a short stroll away from Alexandra Recreation Grounds, excellent transport links and plenty of shopping outlets on the high street.

The entrance hall is fresh and welcoming, with white walls and honey stained original flooring leading into the front reception which enjoys lovely high ceilings, a gorgeous fireplace and square bay window. The second reception space is perfect for dining with a floor to ceiling window overlooking the gardens and an abundance of natural light.

To the rear the kitchen includes excellent storage and work space, whilst the charming dining area provides the perfect spot to socialise and gather for meals. There is direct access into the garden where a lovely patio provides the perfect setting for a morning coffee, full of mature plants and shrubs which run along either side. Upstairs are three double bedrooms and a family bathroom.

Westbourne Road is moments from Alexandra Recreation Grounds, highly sought-after for its views and peacefulness as well as proximity to the children’s park, restaurants, schools and shopping facilities. Also within easy reach of Crystal Palace Park, bars, restaurants and the excellent transport links that this part of South East London is known and loved for.

EPC: E | Council tax band: E | Available now | Unfurnished | HD: £576.92 | SD: £2,884.61



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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