

Westmount Estates



Westmount Road, London, SE9 1YA

£2,000 PCM

A fantastic opportunity to rent this beautifully presented TWO bedroom extended semi-detached home, ideally located moments from Jack Wood. Finished to a high standard throughout, the property offers spacious and versatile accommodation including two reception rooms, a modern fitted kitchen with integrated appliances and a contemporary ground floor bathroom. To the first floor are two well-proportioned bedrooms and an additional shower room. Externally, the property benefits from a low-maintenance rear garden, perfect for relaxing or entertaining. Ideally suited to professional couples, small families or anyone seeking a stylish and well-connected home in a desirable location. Early viewing is highly recommended.

**ENCLOSED
ENTRANCE PORCH**

ENTRANCE HALL

**RECEPTION ROOM
ONE**



KITCHEN



**GROUND FLOOR
BATHROOM**



**RECEPTION ROOM
TWO**

GARDEN ROOM



**FIRST FLOOR
LANDING**



BEDROOM ONE



FRONT GARDEN



REAR GARDEN



BEDROOM TWO



SHOWER ROOM



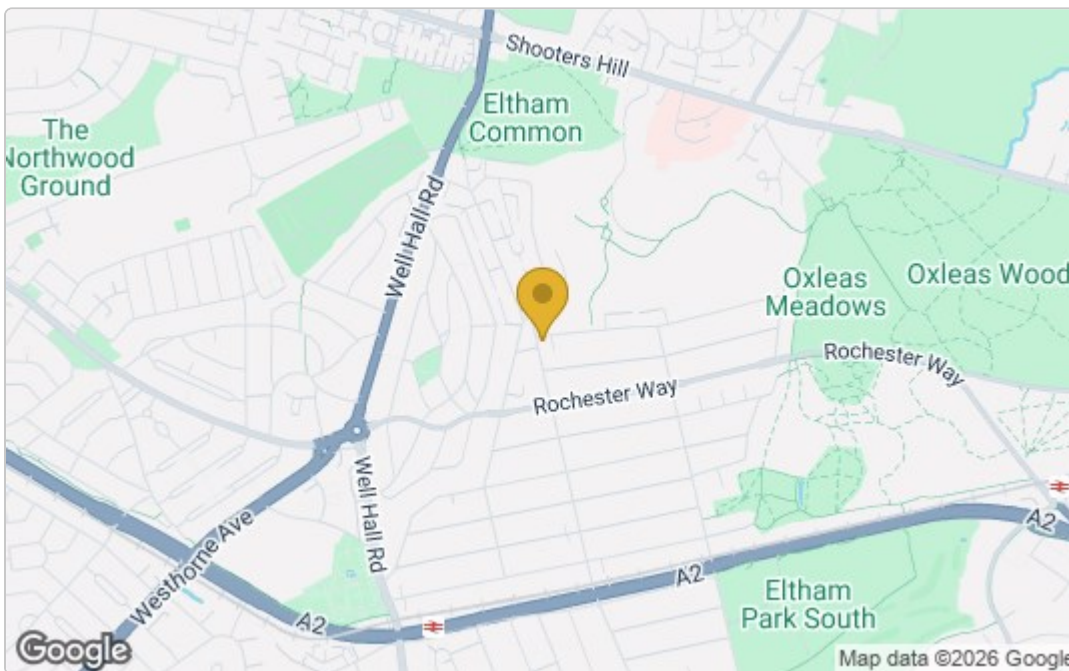
Floor Plan



TOTAL APPROX. FLOOR AREA 97.6 SQ.M. (1051 SQ.FT.)

Measurements are approximate. Not to scale. Illustrative purposes only
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E		52	
(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			72
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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