

Flat 5, 40 Chestnut Road,
London SE27 9LF

PCM
£2,000 PCM



THIS FULLY MODERNISED TWO BEDROOM TOP FLOOR APARTMENT IS AVAILABLE TO LET FURNISHED, AND HAS PARKING AND USE OF A SHARED GARDEN.

BOND IS £2305, COUNCIL TAX BAND: C, ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE HALL

Stairs ascend to this second floor apartment. You enter the property through a timber door into an entrance hallway which offers space to remove and store outdoor coats and shoes, has carpeted flooring and doors leading to the living dining kitchen, two bedrooms and bathroom.

LIVING DINING KITCHEN 14'5" apx x 28'2" into eaves.



This superb open plan living space is deceptively large and offers plenty of room for sitting and dining furniture alongside a stylish fitted kitchen. Included in the let is an L shaped sofa, dining table and six chairs and storage units. The kitchen is fitted with white gloss wall and base units, contrasting worktops, a stainless steel sink and drainer with mixer tap, integrated fridge, freezer, electric oven, four ring electric hob, concealed extractor fan, microwave and dishwasher. There are spot lights to the ceiling, a side facing window, additional skylight and wood effect laminate flooring. A door leads to the entrance hall.





BEDROOM ONE 12'9" max x 17'0" under the eaves



This spacious double bedroom has been thoughtfully designed to create lots of space for bedroom furniture and additional storage units which include a kingsize bed with brand new mattress, triple wardrobe and four sets of drawers. Having recently been freshly decorated in neutral tones with pale grey carpets this room also benefits from two skylights which allow natural light to flood in. There is an attractive feature fireplace and a door which leads to the entrance hall.

BEDROOM TWO 8'2" max x 17'0" under the eaves



This wonderful second bedroom houses a double bed with brand new mattress, triple wardrobes and desk and has tasteful decor and pale grey carpets. A Skylight lets natural light into the room and a door leads to the entrance hall.

BATHROOM 13'7" max x 9'10" max



This well designed bathroom makes the most of the E shape and is fitted with a four piece white suite including bath with mixer tap, walk in shower with rain style shower head, separate hand held shower and chrome wall controls, oblong hand wash basin which sits over a vanity unit and low level W.C. The room is partially tiled in modern pale grey wall tiles and there is complementing dark wood effect flooring. There is a rear facing window, doors to the utility area and a further door to the entrance hall.

UTILITY AREA

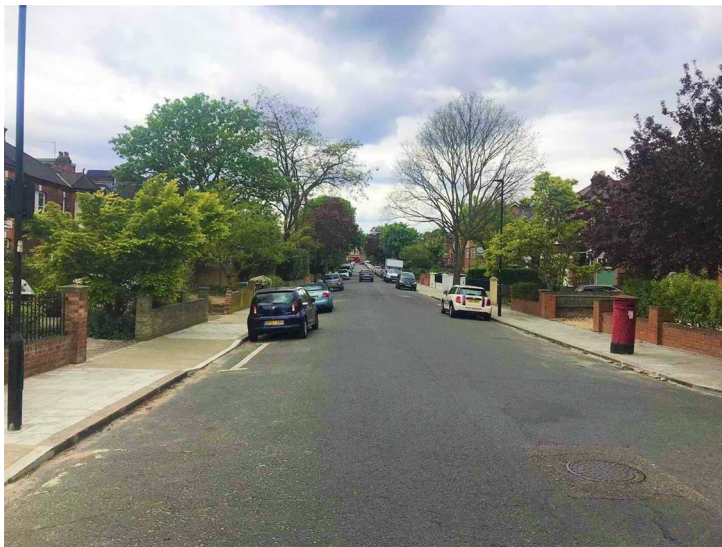
Neatly tucked away off the bathroom is this handy utility area which houses the property's washing machine and tumble dryer (conditions apply). Doors enclose the space.

OUTSIDE AND PARKING



To the front of the property there is a shared parking area which provides off road parking and to the rear is use of a shared garden.

STREET VIEW



LETTINGS INFORMATION - PAISLEY

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures,

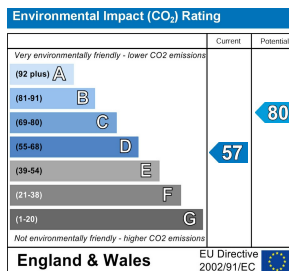
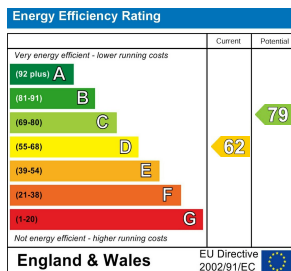
fittings or furnishings. Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property. You are advised to check availability and book a viewing appointment prior to travelling to view.

Some of our properties do accept pets and DSS but you are advised to check this before arranging any viewings. We do not allow smoking in any of our properties.

As of the 1st June 2019 there will be no referencing fees for tenants but we do ask that you are committed to renting the property before applying as fees will be incurred by the landlord and Paisley Properties in order to carry out thorough credit referencing.

As of the 1st May 2026 all tenancies will be Assured Periodic Tenancies. These have fully replaced any Assured Shorthold Tenancies.

We always charge a deposit which is no more than the equivalent of five weeks rent. Please check the individual property for deposit amounts. All our deposits are held in a separate insured account held by the Deposit Protection Scheme (DPS).



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