



34 Westcott Road, Kennington, London, SE17 3QY

UNFURNISHED TWO DOUBLE BEDROOM HOUSE with private garden located within easy reach of Oval & Kennington Stations.

This unfurnished property consists of an entrance hallway leading to the living room with doors leading to rear garden, fitted kitchen with a range of base and eye level units, stairs leading to two double bedrooms and bathroom with shower over bath. This property also benefits from wood flooring throughout and Gas Central Heating and once allocated parking space. Available Immediately.

Minimum Length of Tenancy: 12 Months
Council Tax: Southwark Council
Council Tax Band: D

- TWO DOUBLE BEDROOMS
- UNFURNISHED
- GAS CENTRAL HEATING
- GARDEN
- ALLOCATED PARKING SPACE

£1,950 PCM*



GROSS INTERNAL AREA (GIA) The footprint of the property 55.32 sqm / 595.46 sqft	NET INTERNAL AREA (NIA) Excludes walls and external features Includes washrooms, restricted head height 51.75 sqm / 557.03 sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft	RESTRICTED HEAD HEIGHT Limited use areas under 1.5 m 0.00 sqm / 0.00 sqft
---	--	--	---



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 53.06 sqm / 571.13 sqft
IPMS 3C RESIDENTIAL 52.15 sqm / 561.34 sqft
spec id: 62c7f3e07808f40dadd391ff

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(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			73
(81-91) B			
(69-80) C			
(55-68) D		50	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

