



Larkbere Road SE26
£2,150 PCM

0208 702 9777
pedderproperty.com

pedder



In general

- Terraced house
- Through lounge
- Two double bedrooms
- Modern kitchen/breakfast room
- Private garden
- Available soon

In detail

A lovely two bedroom terraced house to rent on a residential street in Sydenham.

With beautiful stripped wood flooring, a large square bay to the front and two fireplaces, the features are attractive. The property is well presented throughout and offers both great entertaining and living space.

Comprising a through reception, a kitchen/ breakfast room with bi-fold doors onto a charming private garden well stocked with mature plants and a patio area. The kitchen is contemporary and well-appointed with ample storage and work surfaces.

Upstairs are two good sized double bedrooms and a bathroom with a separate bath and shower.

Larkbere Road is a pretty street well located for access to both Sydenham Overground and Lower Sydenham station. Sydenham high street offers an eclectic mix of eateries and cafés.

EPC: D | Council Tax: C | Offered unfurnished | Available soon | HD: £496.15 | SD: £2,480.76



Floorplan

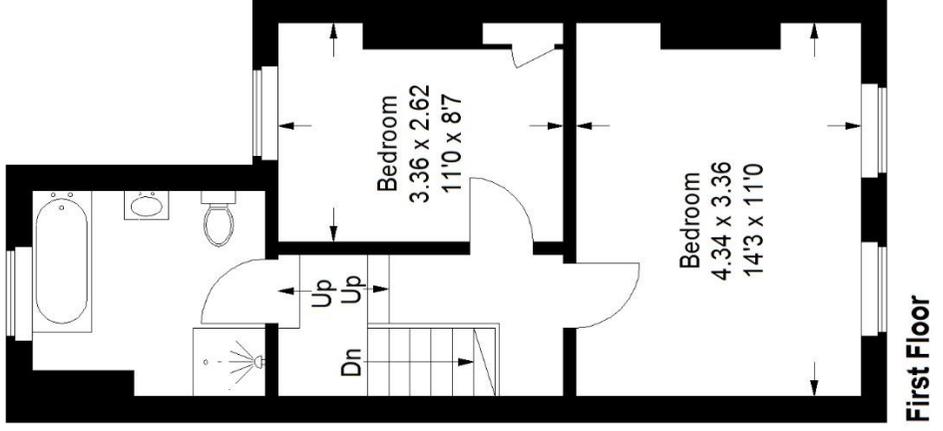
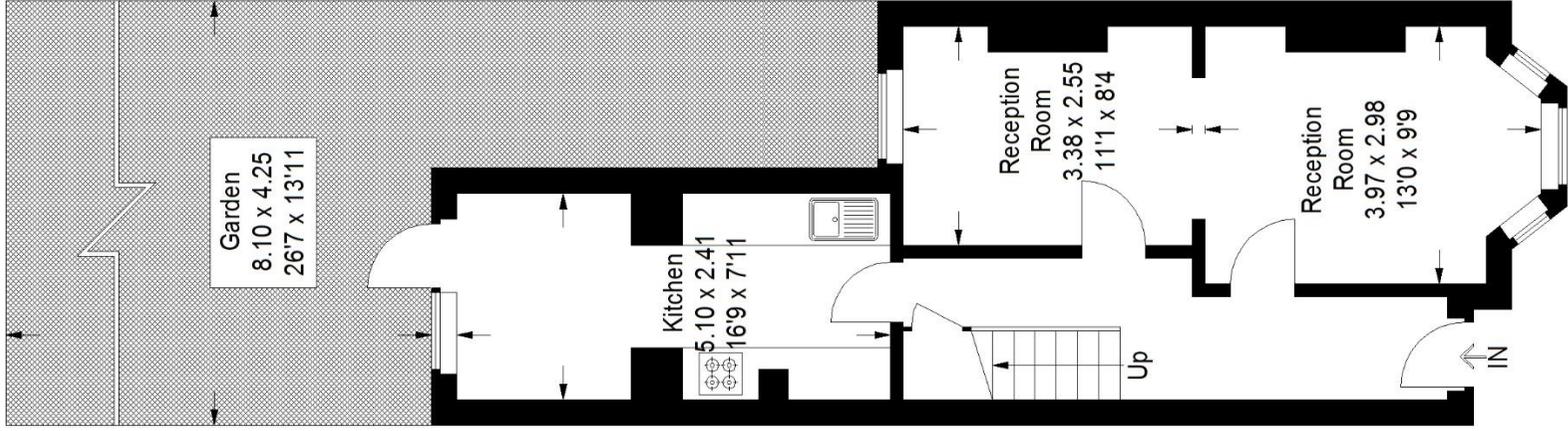
Larkbere Road, SE26

Approximate Gross Internal Area

Ground Floor = 43.2 sq m / 465 sq ft

First Floor = 36.8 sq m / 396 sq ft

Total = 80.0 sq m / 861 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		67 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

Copyright www.pedderproperty.com © 2022

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.