

## Cowdrey Mews, Southend Lane, London, SE6 3AP

- Two bedrooms
- Reception / Dining Room over 7m
- Allocated car parking space
- Third Floor
- Beckenham Hill station 0.6 miles
- Two bathrooms (one ensuite)
- Balcony
- Integrated kitchen appliances
- Lower Sydenham station 0.5 miles
- EPC B

**£1,750 Per Month**

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# Cowdrey Mews, Southend Lane, London, SE6 3AP - £1,750 Per Month

## DESCRIPTION

Two bedroom, two bathroom modern apartment with semi-open plan kitchen / reception / dining room.

The reception has a balcony, accessed via double doors, facing south. The kitchen has integrated appliances - fridge freezer, oven, hob and extractor.

The main bedroom is over 4m deep at its max, plus has an en-suite shower room. The second bedroom is also over 4m long. The main bathroom is the other side of the corridor, and there is a storage cupboard in the hallway.

This lovely apartment is over 75m<sup>2</sup>, and is dual aspect with windows bringing light from both sides of the property.

The apartment is on the third floor and there is no lift. There is an allocated car parking space.

Let unfurnished. The property would suit a couple or two sharers.

Please call the Lettings team at Hunters Catford to arrange your viewing.

### Amenities

Lidl - across the road

Sainsburys 0.4 miles

Beckenham Place Park - 0.7 miles

### Transport

Lower Sydenham 0.5 miles - trains to London Bridge, Cannon Street and Charing Cross

Beckenham Hill station 0.6 miles - trains to Denmark Hill, Blackfriars and City Thameslink

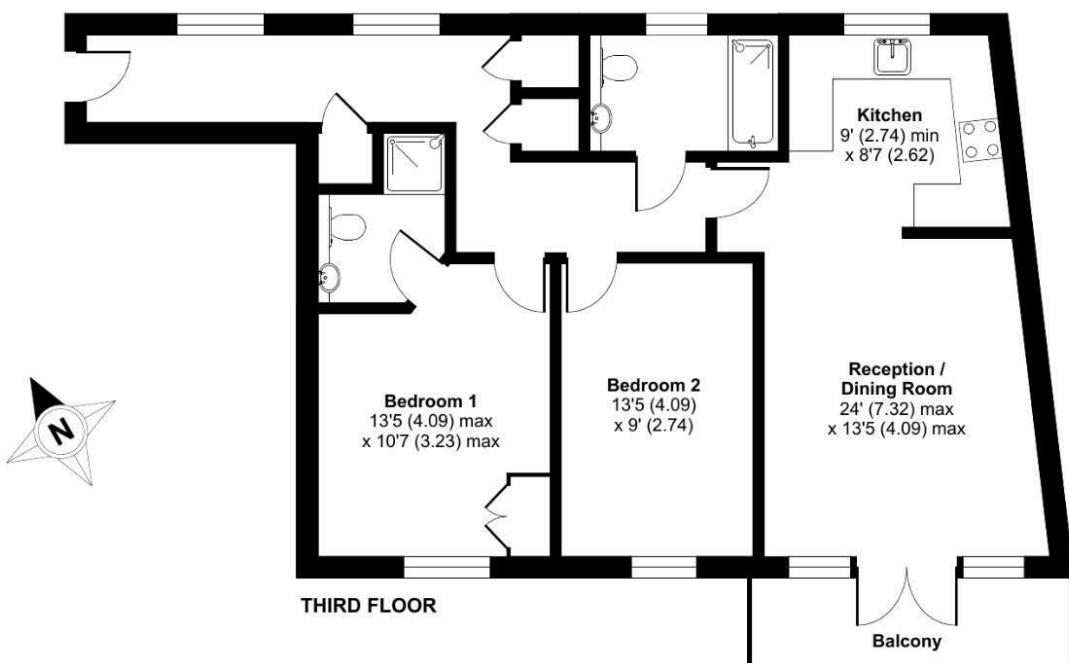




# Cowdrey Mews, London, SE6

Approximate Area = 816 sq ft / 75.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024.  
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## Viewings

Please contact [catford@hunters.com](mailto:catford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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