



## Verdant Lane, London

- Three Bedrooms
- Through Reception Room
- Newly Fitted Bathroom
- Council Tax Band D
- Unfurnished
- Separate Kitchen
- Double Driveway
- EPC Rating D

**£2,000 Per Calendar Month**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

# Verdant Lane, London

## DESCRIPTION

Three bedroom, end of terrace house with a drive for two cars.

The house has a through reception room, separate kitchen (with integrated appliances), two double bedrooms, one single bedroom, and a newly fitted bathroom, plus a private rear garden and off street parking.

The house is let unfurnished. Please note: the garden room is not included. A lovely house for families.

### Transport:

Grove Park station 0.8 miles away  
Bellingham station 1.4 miles away  
Buses to Catford, Lewisham and Grove Park

### Schools:

Forster Park Primary School 0.4 miles  
Torrison Primary School 0.5 miles  
Sandhurst Primary School 0.7 miles

### Amenities:

Takeaways, Convenience store, Budgens

### Parks:

Forster Memorial Park 0.7 miles  
Mountsfield Park 1.3 miles  
Beckenham Place Park 1.6 miles

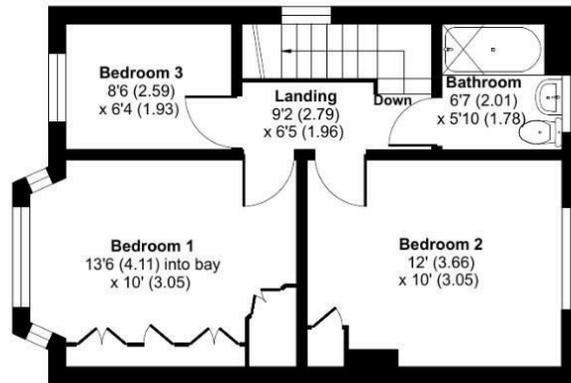
Call the Lettings Team at Hunters Catford to arrange your viewing.



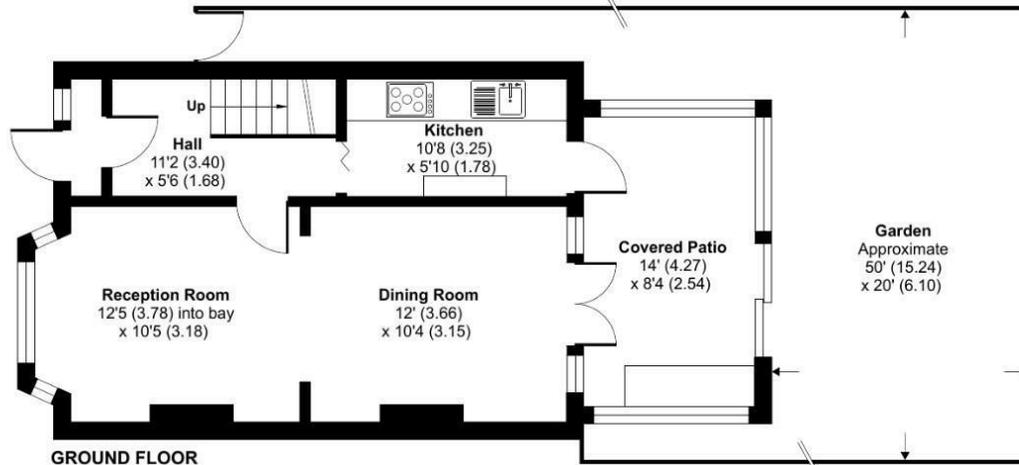


# Verdant Lane, London, SE6

Approximate Area = 954 sq ft / 88.6 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2022. Produced for Hunters. REF: 912334

## Viewing

Please contact our Hunters Catford Lettings Office on 02086987499 if you wish to arrange a viewing appointment for this property or require further information.

153 Rushey Green, Catford, SE6 4BD  
Tel: 02086987499 Email: [catfordlettings@hunters.com](mailto:catfordlettings@hunters.com) <https://www.hunters.com>



## 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) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>61</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

