

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Adamsrill Road

London, SE26 4AW

£2,000 Per Calendar Month



TWO double bedroom house, Ideally located for transport, schools, shops and recreational facilities. The property has undergone refurbishment and upgrades to include flooring, kitchen and redecoration.



A renovated 2 bedroom house with private garden and ample storage.

The property is well located for local schools, transport, recreation and conveniences making it suited to both professional sharers and families.

You will note from the images that the property is presented in a refurbished state including upgraded flooring, upgraded kitchen and redecoration both internally and externally.

LOCAL TRANSPORT, RECREATION AND SHOPPING

There are several OFTED rated "Outstanding" and "Good" schools in the locality. We encourage tenants who might be interested in schools to view all the local schools using this website - <https://admissionsday.co.uk/>

Lower Sydenham station is approximately 0.6 mile away and offers direct travel to London Charring Cross and London Cannon Street as well as connections to Canary Wharf and other key London stations. Travel times to many stations are approximately 30 minutes.

Mayow Park is a highly acclaimed local park located approximately 0.2 mile away from the property (at the other end of the road). The park offers the community great recreational facilities. It's well known for its café as well as a bowling green, outdoor gym, water feature, nature reserve, tennis courts, cricket pitch and meadow area to name a few highlights.

Bell Green retail park is located approximately 0.4 mile from the property and offers some of the following well-known names:

- Sainsburys
- Next
- Cost Coffee
- Sport Direct
- B&Q
- McDonalds

Please contact Hunters to arrange your viewing.

Verified Material Information

- Monthly rent: £2,000
- Council Tax band: D
- Tenure: Freehold
- Property type: House
- Property construction: Brick and mortar
- Energy Performance rating: D
- Electricity supply: Mains electricity
- Solar Panels: No
- Other electricity sources: No
- Water supply: Mains water supply
- Sewerage: Mains
- Heating: Mains gas-powered central heating is installed.
- Heating features: Double glazing
- Broadband: FTTP (Fibre to the Premises)
- Mobile coverage: O2 - Great, Vodafone - Great, Three - Great, EE - Good
- Parking: On Street
- Building safety issues: No
- Restrictions - Listed Building: No
- Restrictions - Conservation Area: No
- Restrictions - Tree Preservation Orders: None
- Public right of way: No
- Long-term area flood risk: No
- Historical flooding: No
- Flood defences: No
- Coastal erosion risk: No
- Planning permission issues: No
- Accessibility and adaptations: None
- Coal mining area: No

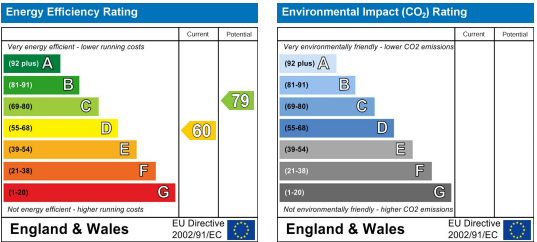
Area Map



Floor Plans



Energy Efficiency Graph



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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