

# HUNTERS<sup>®</sup>

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## Tressillian Crescent

London, SE4 1QJ

£1,750 Per Month



Charming ground-floor GARDEN FLAT WITH MANY PERIOD FEATURES on Tressillian Crescent, door from reception to access private section of garden, KITCHEN-DINER and double bedroom. In proximity to shops, cafes, parks, and excellent transport links.



This delightful ground-floor garden flat is located in the highly sought-after area of Tressillian Crescent, offering a perfect blend of period charm and modern convenience in a desirable part of London.

The flat is filled with beautiful period features, including a feature fireplace, intricate ceiling rose, and cornicing that add character and elegance to the space. The spacious reception room enjoys plenty of natural light through windows and patio doors, creating a bright and inviting atmosphere.

The well-equipped kitchen diner is a standout feature, offering ample space for both cooking and dining. It's the perfect area for entertaining guests or enjoying family meals.

The double bedroom is generously sized, providing a peaceful retreat with plenty of space for storage. The fire place, bay windows and period features make the bedroom feel very special.

The modern bathroom features contemporary fixtures, offering a relaxing space to unwind.

What truly sets this flat apart is its private section of garden, a rare addition in this popular area. Whether you're enjoying a summer evening or simply need some outdoor space, this garden is ideal for dining, relaxing, or gardening.

**Location, Transport & Amenities**

This property is well located for access to everything one could need. Local shops, cafes, and restaurants are in proximity, offering a variety of options for dining, shopping, and leisure. The vibrant area is home to a wide selection of conveniences, making this an incredibly practical place to live.

For those who love green spaces, Hilly Fields Park is nearby, providing a peaceful retreat with scenic views, playgrounds, and plenty of space for outdoor activities. Additionally, Ladywell Fields and Mountsfield Park are also within easy reach, offering even more green space for relaxation and recreation.

The flat is exceptionally well-connected by public transport, with the station in proximity. From here, you have access to the Overground offering easy and fast connections into central London and beyond. The area is also served by numerous bus routes, making commuting and getting around incredibly convenient.

Contact us today to arrange a viewing!

Come and experience the charm of Tressillian Crescent for yourself.

**Verified Material Information**

Monthly rent: £1,750

Council tax band: C

Property type: Flat

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Good

Parking: On Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: Local regulations for Victorian buildings apply

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: D

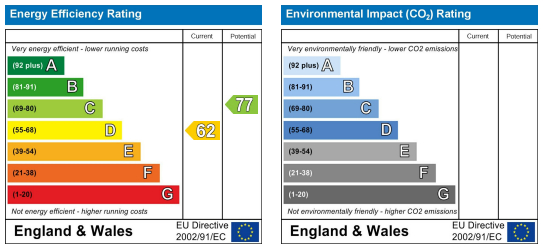
**Area Map**



**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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