

HUNTERS[®]

HERE TO GET *you* THERE



Champion Road

Sydenham, SE26 4HT

£1,275 Per Calendar Month



One double bedroom flat with communal grounds and off street parking. The property is accessible to both of Sydenham's train stations (travel times to central London in approximately 30 min), bus stops and locals shops including a Sainburys and retail park.



Looking for a home with off street parking, close to transport, shops and amenities? Then look no further.

This one double bedroom flat is located on the ground floor of this purpose built development and is offered unfurnished.

The kitchen and lounge is open plan. The kitchen has an arched entrance and the windows look on to the communal grounds where you will find your allocated parking space.

There is a double bedroom with built in wardrobe and the freshly tiled bathroom has a shower and a bath, perfect for a long soak at the end of the day.

Champion Road is but 0.2 miles from a large Sainsburys and beside this is Bell Green retail park where you will find Next, Aldi, B&Q and Currys / PC World to name but a few.

When it comes to transport you are approximately 0.3 miles from Lower Sydenham station with a regular service running to London Bridge and Cannon Street. Sydenham station is approximately 0.7 miles away with its links to London Victoria and London Bridge,

So if this sounds like the place for you, get in touch quickly as its available immediately and we expect it to be snapped up swiftly.

Verified Material Information

- Monthly rent: £1,275
- Council Tax band: B
- Tenure: Leasehold
- Property type: Flat
- Property construction: Standard undefined construction
- Energy Performance rating: C
- Electricity supply: Mains electricity
- Solar Panels: No
- Other electricity sources: No
- Water supply: Mains water supply
- Sewerage: Mains
- Heating: Electric wall radiators
- Heating features: Double glazing
- Broadband: FTTC (Fibre to the Cabinet)
- Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Good
- Parking: Communal, and Off 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: Lateral living
- Coal mining area: No
- Non-coal mining area: No

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

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.

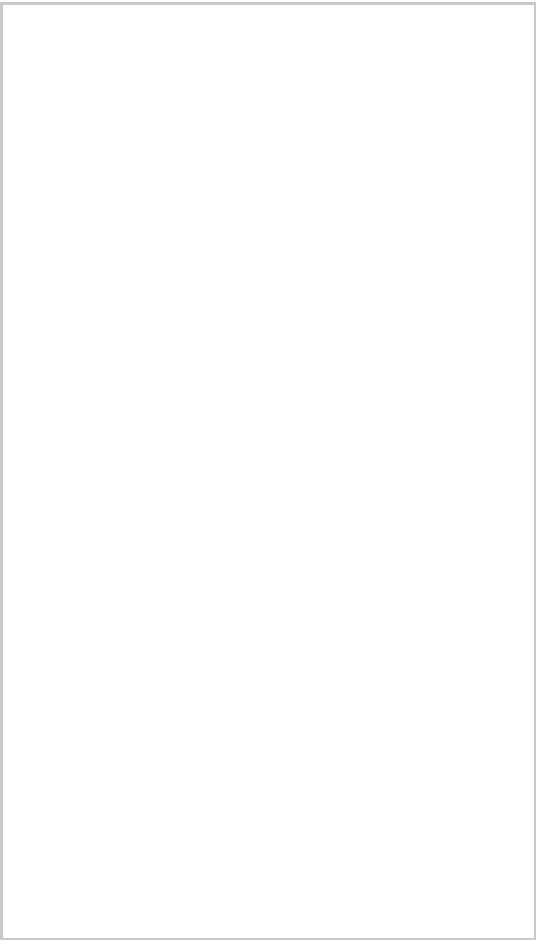
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal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

10A Dartmouth Road, Forest Hill, SE23 3XU
Tel: 02030024089 Email: foresthill@hunters.com <https://www.hunters.com>

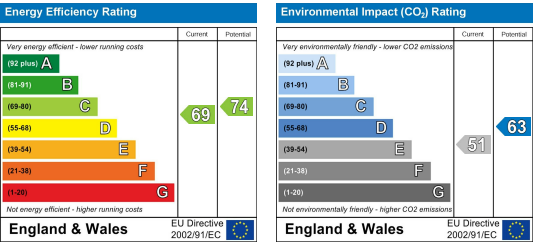
Area Map



Floor Plans



Energy Efficiency Graph



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