



FOLKLANDS



UPPER ELMERS END ROAD, BECKENHAM

MONTHLY RENTAL OF £1,600

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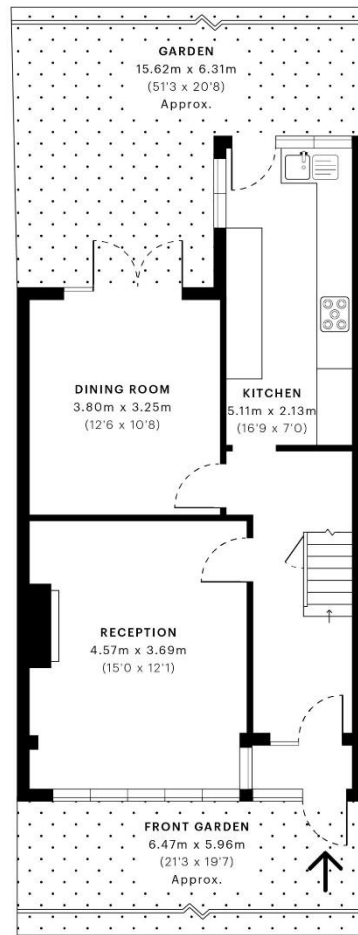




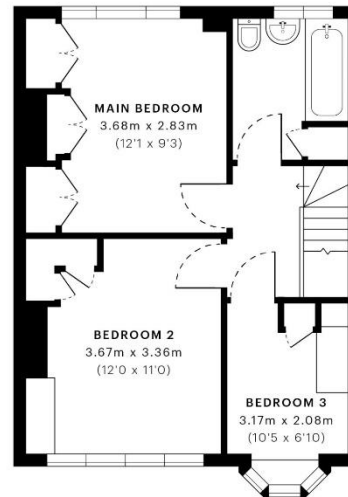
Intensive
Normal
Delicate







— Ground Floor



— First Floor



GROSS INTERNAL AREA (GIA)
The footprint of the property
93.76 sqm / 1009.22 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
85.60 sqm / 921.39 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 92.63 sqm / 997.06 sqft
IPMS 3C RESIDENTIAL 87.67 sqm / 943.67 sqft

SPEC ID: 5f2bedad197dd80dc1bb3891

- ❖ AVAILABLE SEPTEMBER 2020
- ❖ THREE BEDROOMS
- ❖ TWO RECEPTION ROOMS
- ❖ PRIVATE REAR GARDEN
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ 0.4 MILES FROM ELMERS END TRAIN STATION
- ❖ 0.7 MILES FROM EDEN PARK TRAIN STATION
- ❖ EXCELLENT LOCAL SCHOOL OPTIONS
- ❖ STYLISH EXTENDED KITCHEN
- ❖ EPC EER D

**** Available in September 2020 **** A superbly presented three bedroom terrace house situated in a popular residential area, conveniently located only 0.4 miles from Elmers End train station and 0.7 miles from Eden Park train station, collectively offering fast services to London Charing Cross and Cannon Street stations.

Offered to the market as unfurnished, this bright & spacious home has been newly decorated and well prepared by the current landlord ahead of the new occupants moving in. It boasts ample storage, spacious rooms and a modern design throughout.

The accommodation comprises two double bedrooms each with fitted wardrobes, a third bedroom, a modern family bathroom suite, two large reception rooms, a stylish extended fitted kitchen with integrated appliances, and a low maintenance rear garden.

Furthermore, this property sits a short distance from several well regarded primary and secondary schools, and within an easy reach of the wide range of shops, bars and restaurants in Elmers End. In our opinion this property would make an ideal family home.

