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Churchill&Mathesons

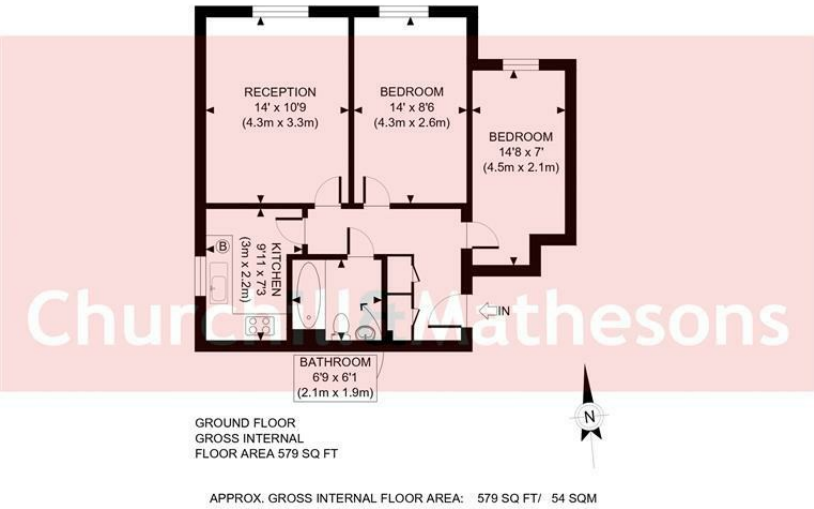## Sydenham Gardens, SL1 2PA

£369 Per Week

KEY FEATURES:

- Two Double Bedrooms
- Parking avalable
- Available Now
- Fitted kitchen, tiled shower room
- Slough Council Band C
- Close transport links

Welcome to this charming flat located in the desirable Sydenham Gardens. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or small families seeking a new home.

Spanning an impressive 579 square feet, the flat features a well-proportioned reception room that serves as a welcoming space for relaxation and entertaining guests. The two bedrooms are thoughtfully designed, providing ample space for rest and personalisation. The bathroom is modern and functional, catering to all your daily needs.

Sydenham Gardens is a lovely area, known for its community spirit and accessibility to local amenities. Residents can enjoy nearby parks, shops, and excellent transport links, making it easy to explore the wider region.

Council Tax Band C
EPC: 76 (C)

RECEPTION
14' x 10'9
(4.3m x 3.3m)

BEDROOM
14' x 8'6
(4.3m x 2.6m)

BEDROOM
14'8 x 7'
(4.5m x 2.1m)

KITCHEN
9'11 x 7'3
(3m x 2.2m)

BATHROOM
6'9 x 6'1
(2.1m x 1.9m)

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 579 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 579 SQ FT/ 54 SQM

PROPERTY PHOTO PLANS.CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client.
Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows,
rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement.
The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC

Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

CHURCHILL & MATHESONS ESTATE AGENTS have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within+/-6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.