



Sunwell Close, London, , SE15 2TR £2,775 PCM

Elms Estates are delighted to be able to offer to the market To Let this THREE double bedroom maisonette arranged over ground, first and second floors and offering excellent sized living accommodation.

Upon entering the property via your own front garden and entrance, there is a large kitchen/dinner with patio doors back into the front garden. This space offers plenty of kitchen units with a communal area. The first floor comprises a large bedroom and study plus a separate WC while on the second floor offers two double bedrooms and a family bathroom.

Sunwell Close is situated next to Cossall Park offering recreational facilities and is conveniently located between Queens Road Station and Peckham Rye Station offering regular services into London Bridge, London Victoria, London Blackfriars, Shoreditch High Street and Clapham. Additionally there are a host of excellent independent bars, shops, cafes, and eateries nearby.

Sunwell Close is available for occupation NOW and an internal inspection is highly recommended to avoid disappointment.



Reception/Kitchen

18'4" x 11'9" (5.6 x 3.6)

Bedroom One

17'8" x 11'9" (5.4 x 3.6)

Bedroom Two

14'1" x 11'9" (4.3 x 3.6)

Bedroom Three

12'9" x 8'6" (3.9 x 2.6)

Study

11'9" x 5'10" (3.6 x 1.8)

Bathroom

W/c

Garden

18'0" x 12'5" (5.5 x 3.8)

Material Information

Deposit: £3,201.92

Council Tax Band: C

Marketing Disclaimer

These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed and they do not constitute an offer or contract. Any intending tenant must rely on their own inspection and enquiries. All measurements, areas and distances are approximate and are for guidance purposes only. Photographs and floor plans are for illustrative purposes only and some images may have been digitally enhanced for marketing purposes.

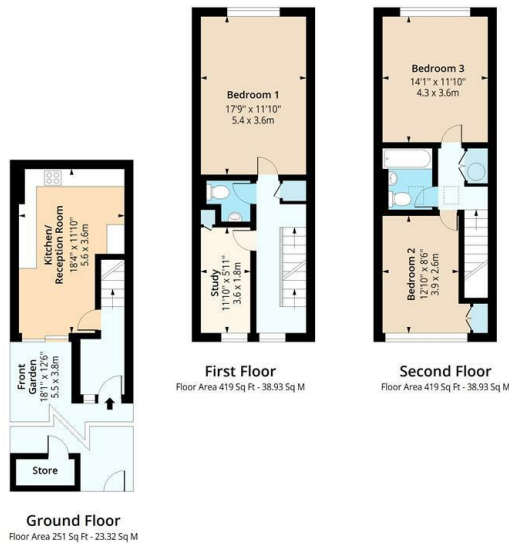
Where the property is managed by Elms Estates (if applicable), appliances, fixtures and fittings provided are checked and are intended to be in reasonable working order at the commencement of the tenancy. However, no guarantee is given as to their continued or uninterrupted operation and faults may occur during the tenancy. Any issues should be reported in accordance with the tenancy agreement to allow for inspection and repair.

Council Tax bands, EPC ratings and permitted payments under the Tenant Fees Act 2019 are provided in good faith and are subject to verification. No person in the employment of Elms Estates has authority to make or give any representation or warranty in relation to this property.



Sunwell Close, SE15

Approx. Gross Internal Area 1089 Sq Ft - 101.17 Sq M



Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. ipaplus.com

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
86	66		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC