



## Sycamore House

Shortlands, BR2 0AW

**£1,700 PCM**

Welcome to Sycamore House, a charming two-bedroom flat located on Bromley Road in the desirable area of Shortlands, BR2. This first-floor residence offers a comfortable living space of 682 square feet, making it an ideal choice for individuals or small families seeking a convenient and pleasant home.

As you enter the flat, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The property features two well-proportioned double bedrooms, ensuring ample space for rest and privacy. The separate kitchen is functional and well-equipped, allowing for easy meal preparation and dining.

One of the standout features of this flat is its prime location. Situated within walking distance of Shortlands Station, residents will benefit from excellent transport links, making commuting to London and surrounding areas a breeze. The surrounding neighbourhood is known for its friendly community and local amenities, including shops, parks, and schools, all within easy reach.

This property will be available for move-in from the 13th of March, providing a timely opportunity for those looking to settle into a new home. Sycamore House is a purpose-built block, ensuring a well-maintained living environment.

In summary, this delightful flat combines comfort, convenience, and a prime location, making it a perfect choice for those seeking a new home in Shortlands. Do not miss the chance to make this lovely property your own.

### Viewing

Please contact our Galloways Penge Office on 020 8778 1120 if you wish to arrange a viewing appointment for this property or require further information.

- TWO BEDROOM FLAT
- FIRST FLOOR
- NEUTRALLY DECORATED
- MODERN BATHROOM
- SEPARATE KITCHEN
- AVAILABLE FROM 13/03/2026
- BUILT-IN STORAGE
- UNFURNISHED
- 2 MINUTE WALK TO SHORTLANDS STATION
- (ALL WALKING TIMES ARE ESTIMATED VIA GOOGLE MAPS)



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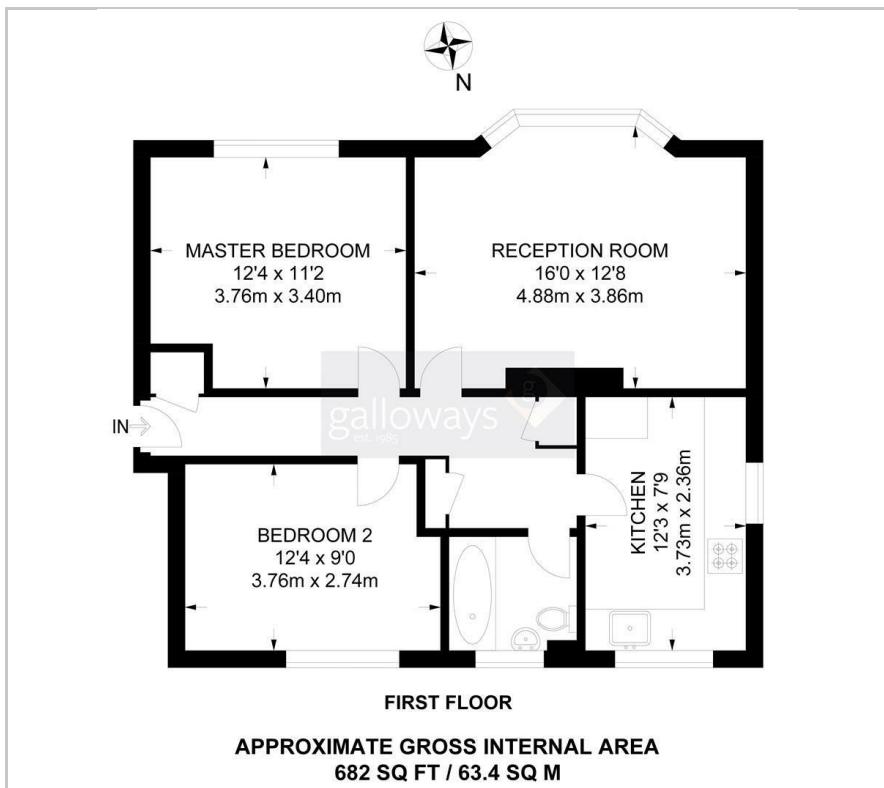


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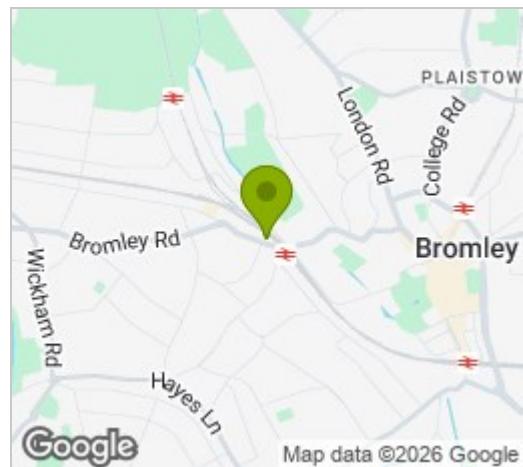


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## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(68-80)	C	75	78
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



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