

Jukes & Co

Estate Agents



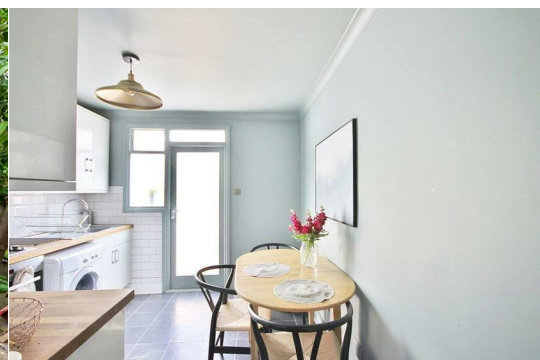
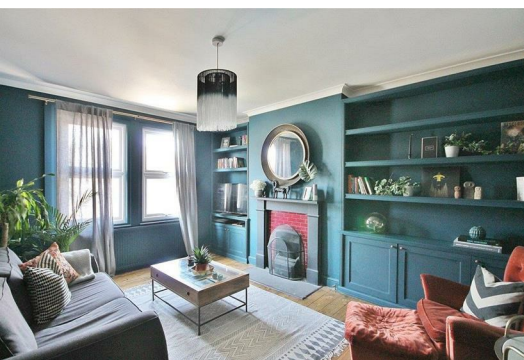
Farnley Road

, London, SE25 6NZ

£1,500



Jukes and Co are pleased to offer for let this superbly presented and Spacious first floor Period conversion flat situated on a well known road conveniently positioned for Selhurst and Norwood Junction Tran stations with their access to Central London including the Fast 'one' stop service to London Bridge and stops via the Overground Line. Sainsburys Superstore is just a short walk away as are the High Streets of South Norwood and Thornton Heath offering numerous shops cafes and eateries to explore. Features of the property include an impressive 15'2 Living Room and Separate eat in Kitchen, two double bedrooms with feature fireplaces, direct access to shared garden and is also offered unfurnished. Don't delay call now and book your appointment and avoid missing out.



Entrance Hall

Stairs rising to first floor, split level with doors to all rooms, hatch to loft, wood floor, radiator.

Living Room 15'2 x 11'6 (4.62m x 3.51m)

Double glazed windows to front, Feature fireplace, integrated recessed shelving and storage, radiator, wood floor.

Kitchen 9'8 extending to 13'5 into door recess x 9'6 (2.95m extending to 4.09m into door recess x 2.90m)

Range of wall and base units with wood worksurfaces, integrated gas hob, integrated oven, stainless steel sink and drainer, space for fridge freezer and washing machine, window and door to lobby, part tiled walls, tile effect floor, cupboard housing boiler.

Bedroom One 14'1 x 12'4 (4.29m x 3.76m)

Double glazed window to rear, feature fireplace with hearth mantle and surround, picture rail, radiator.

Bedroom Two 11'10 x 9'3 (3.61m x 2.82m)

Double glazed window to front, feature fireplace, recessed shelving and storage wardrobe, radiator.

Bathroom 9'7 x 5'2 (2.92m x 1.57m)

Comprising panel enclosed bath with broad head shower and separate attachment, wash hand basin incorporating storage, low level w.c, part tiled walls, double glazed window to side, tiled floor, spotlights.

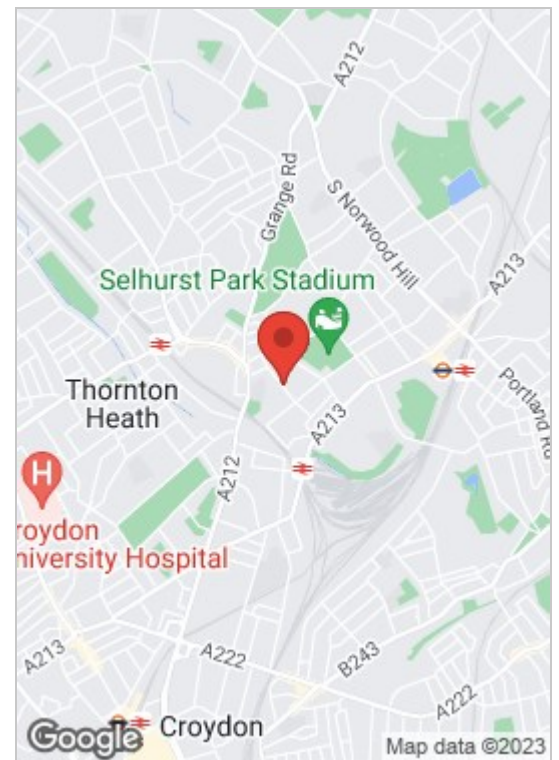
Shared Rear Garden

Fenced boundaries, predominantly level with crazy paved patio, mature shrub flower beds and borders, side access

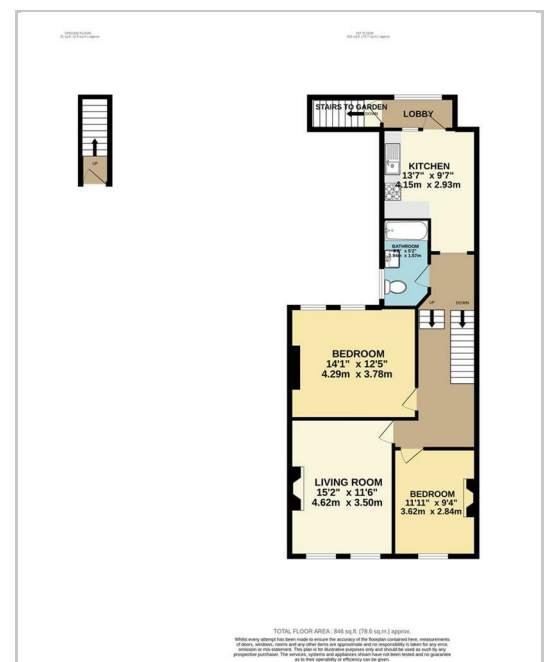
Lobby

Double glazed window and door units giving access via steps down to shared garden.

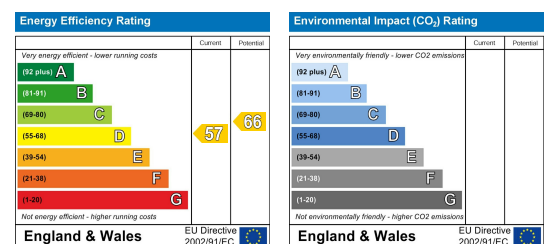
Area Map



Floor Plan



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Sales and Lettings

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