

## 2 Bedroom Flat for Rent - **£1,650 per month**

Marvels Lane, Grove Park, London, SE12 9PP



### KEY FEATURES

- AVAILABLE NOW • TOP FLOOR APARTMENT • FITTED KITCHEN WITH APPLIANCES • TWO DOUBLE BEDROOMS • MASTER BEDROOM WITH BALCONY • BATHROOM SUITE • CLOSE WALK TO GROVE PARK STATION • NO ALLOCATED PARKING • EPC RATING C • COUNCIL TAX BAND TBC

## Description

A well presented two double bedroom top floor apartment within a short walk of Grove Park Mainline station. Situated in a development of 5 Apartments, all finished to a high standard, the property benefits from an open plan kitchen/living room with integrated appliances (oven, dishwasher, washing machine, fridge/freezer & wine cooler), a family bathroom, master bedroom with balcony and a further double bedroom. This property benefits from a communal garden and off street parking. overlooking The City of London Playing fields.

Please call Bishop Estates to arrange a viewing on 01689 873 796.

## Location

The area is well served by a variety of local shops and amenities, as well as good schools and lovely open spaces including Chinbrook Meadows with refurbished tennis courts, Foxes Fields Park, the Green Chain walk and Elmstead Woods.

Also great are the bus connections just on our doorstep straight to Bromley or Chislehurst high street in just 10 to 15 minutes for local shopping, restaurants, pubs and bars.

## Top Floor

**ENTRANCE HALL** - Fitted carpets.

**RECEPTION ROOM** - Fitted carpet, radiator, double glazed doors leading to balcony, eaves storage cupboard, spotlighting.

**FITTED KITCHEN** - With a range of matching grey gloss wall and base units with work tops over, double glazed window to rear, integrated fridge freezer, washer dryer, dishwasher and wine cooler, built in electric oven with gas hob and extractor over, lino flooring, stainless steel sink unit with mixer tap and drainer, spot lighting.

**BATHROOM SUITE** - Panelled bath with mixer tap, overhead shower, shower screen, frosted double glazed window to rear, low level wc, wash hand basin inset vanity cupboard, wall mounted mirrored vanity cupboard, lino floor covering.

**BEDROOM ONE** - Eaves storage cupboard, carpet, shelved area, double glazed doors leading to balcony, tv aerial point.

**BEDROOM TWO** - Double glazed windows to rear, fitted carpet, radiator, spot lighting.

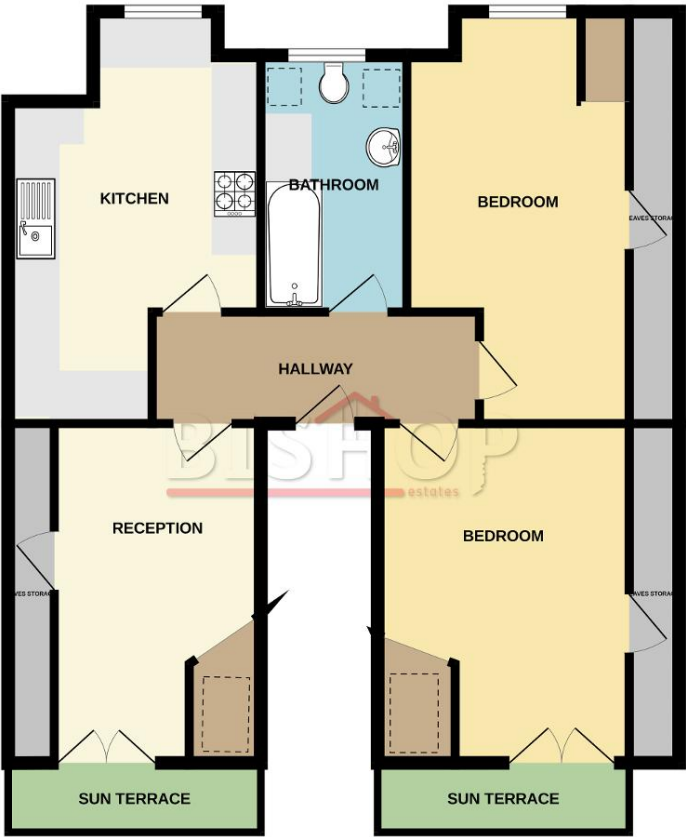
## Exterior

**COMMUNAL GARDENS** - Communal gardens for the use



of all residents.

TOP FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

IMPORTANT NOTE TO TENANTS:

We liaise closely with our landlord to ensure our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact.



The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans, where included, may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

All rental properties are available for a minimum term and there may not be a provision for a break clause. Please contact the branch for details. A security deposit of at least five weeks equivalent rent is required and will be lodged with the Deposit Protection Service for managed properties. Rent is to be paid one month in advance. It is the tenant's responsibility to insure any personal possessions. Payment of all utilities including water rates or metered supply and Council Tax is the responsibility of the tenant in every case.

Not all landlords are willing to accept pets within their property.