



Purbeck Gardens, SE26 | £3,100 Per Month

02087029777

sydenham@pedderproperty.com

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In General

- Three double bedrooms
- Ensuite to the main bedroom
- Integrated appliances
- Ample storage
- Communal gardens
- Located close to Lower Sydenham station

In Detail

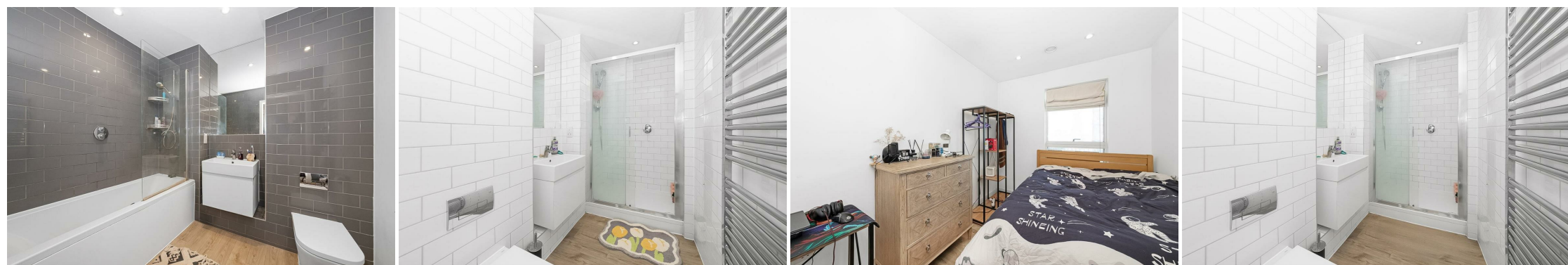
A well presented three double bedroom apartment set within a modern new build development, appealing to young professional sharers or a family, ideally located within Sydenham.

The property offers three well-proportioned bedrooms. The principal bedroom benefits from an en suite shower room and access to a private balcony area. The remaining two bedrooms are both comfortable doubles and are served by a modern, family-sized bathroom.

The open plan kitchen and living space is filled with ample natural light and opens onto a large balcony, perfect for the summer months and ideal for creating a planting sanctuary. The kitchen features integrated appliances and a clean, contemporary finish throughout.

Ideally located within proximity to Lower Sydenham station, offering direct services into Central London, with journeys to London Bridge taking approximately 20 minutes and Cannon Street around 25 minutes.

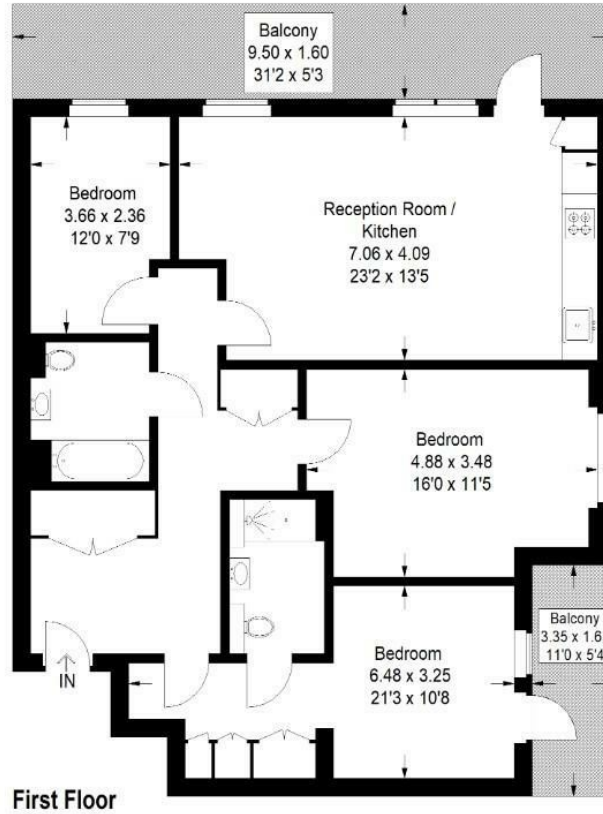
EPC: B | Council Tax Band: F | Available June | Offered part furnished | HD: £715.38 | SD: £3576.92



Floorplan

Purbeck Gardens, SE26

Approximate Gross Internal Area
97.1 sq m / 1045 sq ft



First Floor

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 These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale.
 Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A		87	87
81-101) B			
69-80) C			
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	

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