



**£1,700 pcm**  
2 bedroom flat

Tyson Road  
Forest Hill

## Read all about it...

Located centrally between Forest Hill and Honor Oak is this mid-century residential block on Tyson Road. The flat spans approximately 680 sq ft and comprises 2 double bedrooms with built-in wardrobes, 18' reception room, separate modern fitted kitchen and a family bathroom with 3 piece white suite. With plenty of storage and local amenities, the flat is ideal for a young family or sharers. Available from September.

### GROUND FLOOR

#### Reception Room

5.62m x 3.39m (18' 5" x 11' 1")

Pendant lights, large double glazed window, radiators, solid oak flooring.

#### Kitchen

2.66m x 2.14m (8' 9" x 7' 0")

Pendant light, double glazed window, matching wall and base units, integrated fridge/freezer, integrated dishwasher, electric oven, electric hob with overhead extractor fan, stainless steel sink, hardwood worksurfaces, tiled flooring.

#### Bathroom

2.14m x 1.66m (7' 0" x 5' 5")

Pendant light, double glazed window, showerhead over bathtub, glass divider, sink, storage cupboard, heated towel rail, WC, tiled flooring.

#### Bedroom

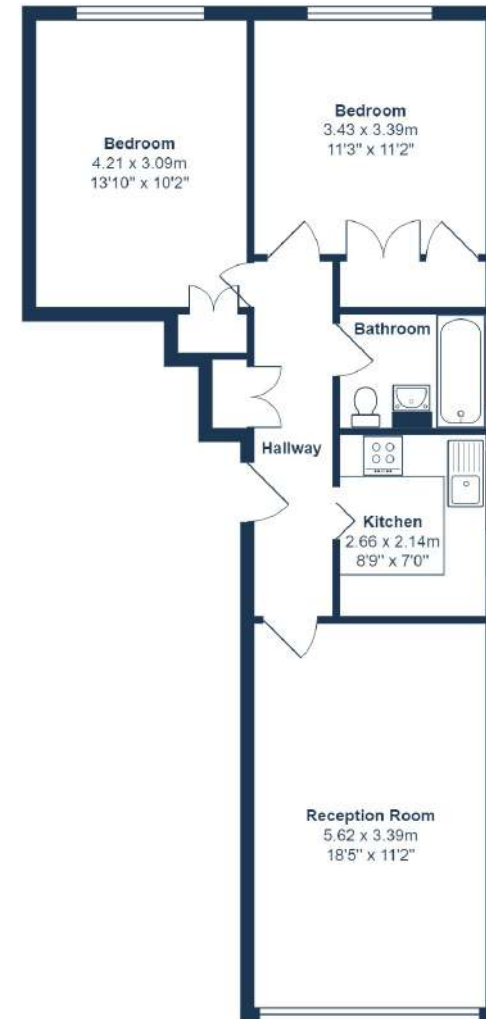
3.43m x 3.39m (11' 3" x 11' 1")

Pendant light, double glazed window, built in wardrobes, radiator, fitted carpet.

#### Bedroom

4.21m x 3.09m (13' 10" x 10' 2")

Pendant light, double glazed window, radiator, fitted carpet.



Ground Floor

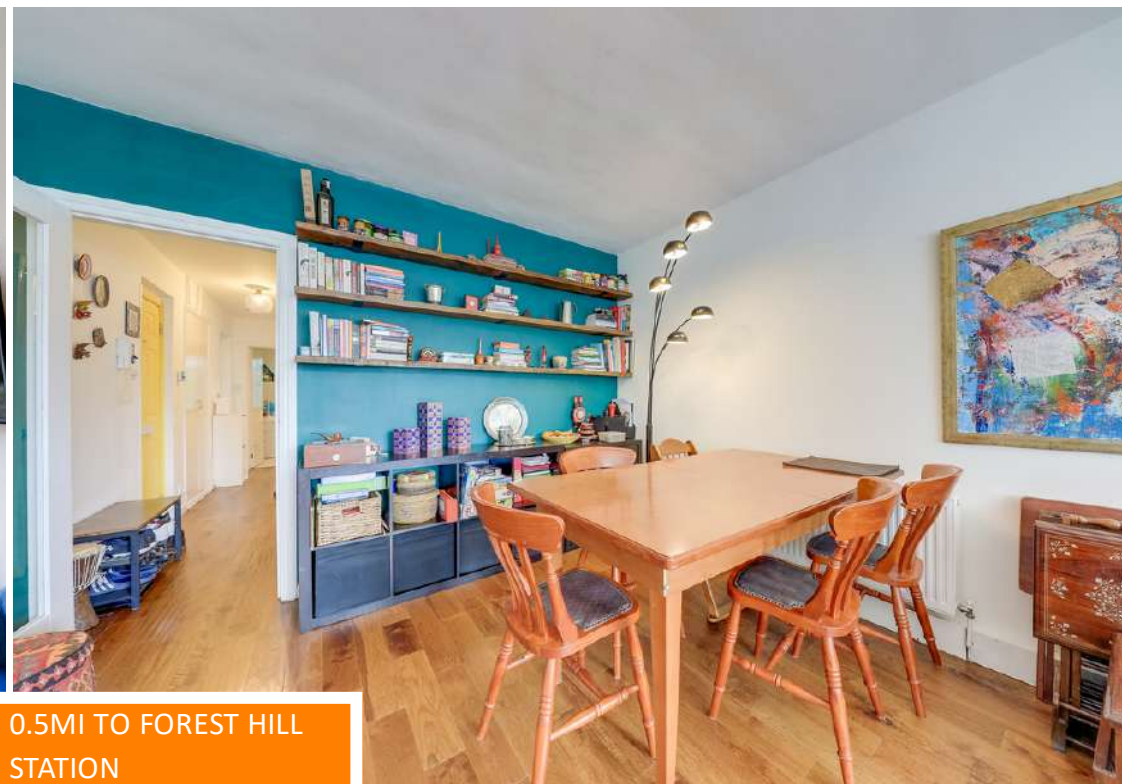
Total Area: 64.0 m<sup>2</sup> ... 689 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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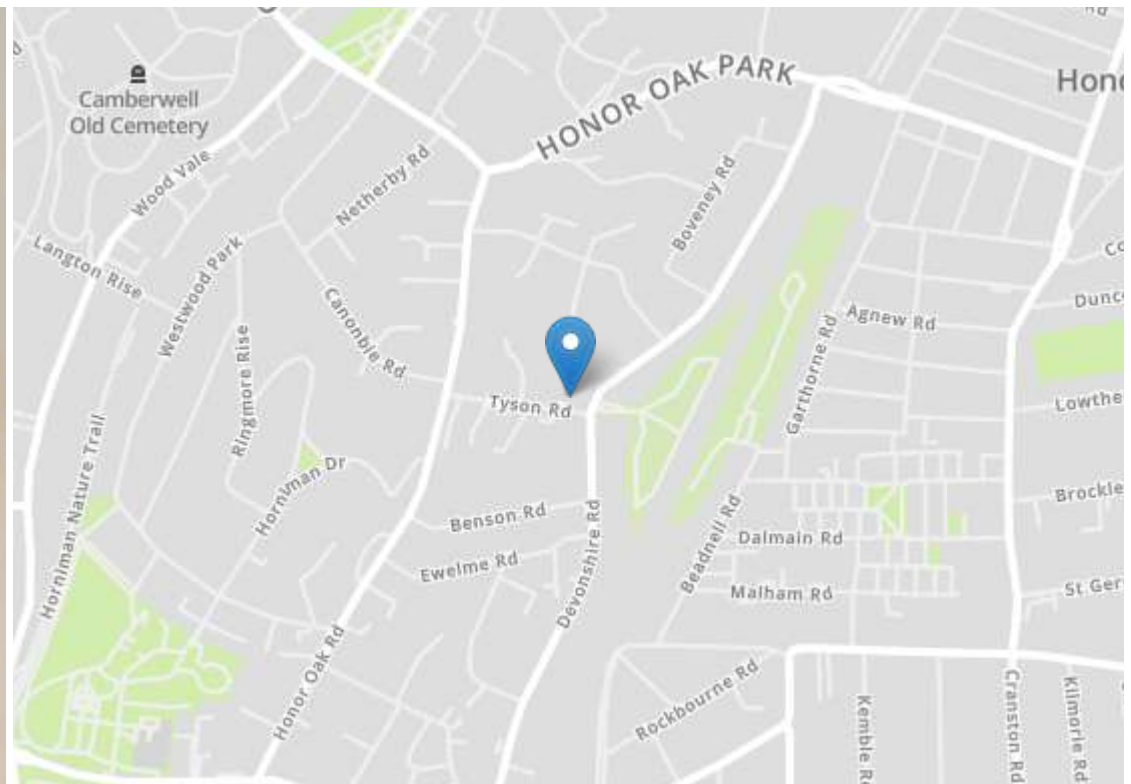
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UNFURNISHED  
APPROX 689 SQFT  
PLENTIFUL STORAGE

0.5MI TO FOREST HILL  
STATION  
2 DOUBLE BEDROOMS  
AVAILABLE SEPTEMBER





### Energy Efficiency Rating

|   | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92-100) <b>A</b>                           |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         | 75        |
| (55-68) <b>D</b>                            | 57      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

EU Directive 2002/91/EC



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